



① Prepared in the Office of:

Julie Alexander Law, PC
1700 East 2nd Street
Austin, Texas 78702

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
301 DENALI PASS CONDOMINIUMS**

**STATE OF TEXAS
COUNTY OF WILLIAMSON**

Preamble

This First Amendment to Declaration of Condominium for 301 Denali Pass Condominiums ("Amended Declaration") is made on the 29th day of November, 2017, in Austin, Texas, by TKress, LLC, a Texas limited liability company ("Declarant"), whose mailing address is RE/MAX 1, 305 Denali Pass, Suite C, Cedar Park, Texas 78613.

Recitals

1. The original Declaration of Condominium Regime for the 301 Denali Pass Condominiums ("Original Declaration") was filed on May 9, 2017, and recorded as Document No. 2017041485, in the Official Public Records of Williamson County, Texas.
2. The Original Declaration created a condominium regime on the real property, including the land; all improvements and structures on the property; and all easements, rights, and appurtenances belonging to the property that is located at **301 Denali Pass Drive, Cedar Park, Texas 78613**, in Williamson County (the "Property"), more particularly described in **Exhibit A**, which is attached and incorporated by reference.
3. Declarant is acting under the Development Period as set forth in the Original Declaration, and records this Amended Declaration according to its rights thereunder.

NOW THEREFORE, the Original Declaration is hereby amended as follows:

1. This Amended Declaration is intended to update and modify Attachment 1 of the Original Declaration. Attachment 1 of the Original Declaration is deleted in full and replaced by the Attachment 1 attached hereto and incorporated herein for all purposes.

2. This Amended Declaration is intended to update and modify Attachment 3 of the Original Declaration. Attachment 3 of the Original Declaration is deleted in full and replaced by the Attachment 3 attached hereto and incorporated herein for all purposes.

DECLARANT'S SIGNATURE:**TKRESS LLC**

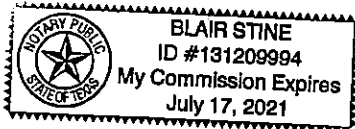

By: Timothy Kress, Manager

ACKNOWLEDGEMENT

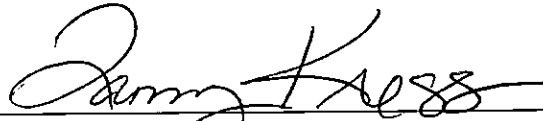
THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on the 29th day of November, 2017, by Timothy Kress, as Manager of TKress LLC.




Notary in and for the State of Texas



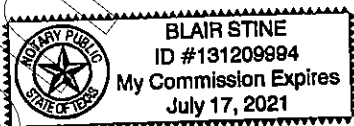

By: Tammy Kress, Manager

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on the 29th day of November, 2017, by Tammy Kress, as Manager of TKress LLC.

Notary in and for the State of Texas

ATTACHMENT I

Condominium Plats and Plans

Boundaries of Units

The legal boundaries of each Unit are established by the Declarant and the Plats and Plans. **However, each Owner acknowledges that the Unit may be measured and depicted in a manner, which differs from the legal boundaries of a Unit.** For example, the Unit may be measured or depicted differently for tax purposes, appraisal purposes, sales purposes, and for purposes of carpeting and paint. No single measurement is definitive for all purposes. Measurements may be of the area under roof, or the air-conditioned space, or the area within the Unit's legal boundaries.

Condominium Plat for 301 Denali Pass Condominiums ATTACHMENT "1"

THIS SURVEY IS INTENDED TO SERVE AS A PLAT OF THE 301 DENALI PASS CONDOMINIUMS LOCATED ON LOT 10, BLOCK "B", BREAKAWAY PARK, SECTION 5, PHASE II, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SLIDE 69 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED IN DOCUMENT NO. 2016029575, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTAINS ALL THE INFORMATION REQUIRED FOR THE PURPOSE OF COMPLIANCE WITH CHAPTER 82.059 OF THE UNIFORM CONDOMINIUM ACT OF TEXAS PROPERTY CODE.

LEGEND

1/2" FOUND IRON ROD W/CAP
CALCULATED POINT
RECORD INFORMATION

● IRFC
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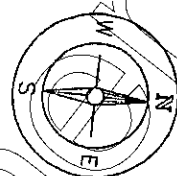
LIMITED COMMON ELEMENT UNIT 2
(3-RESERVED PARKING SPACES)



GENERAL COMMON ELEMENT

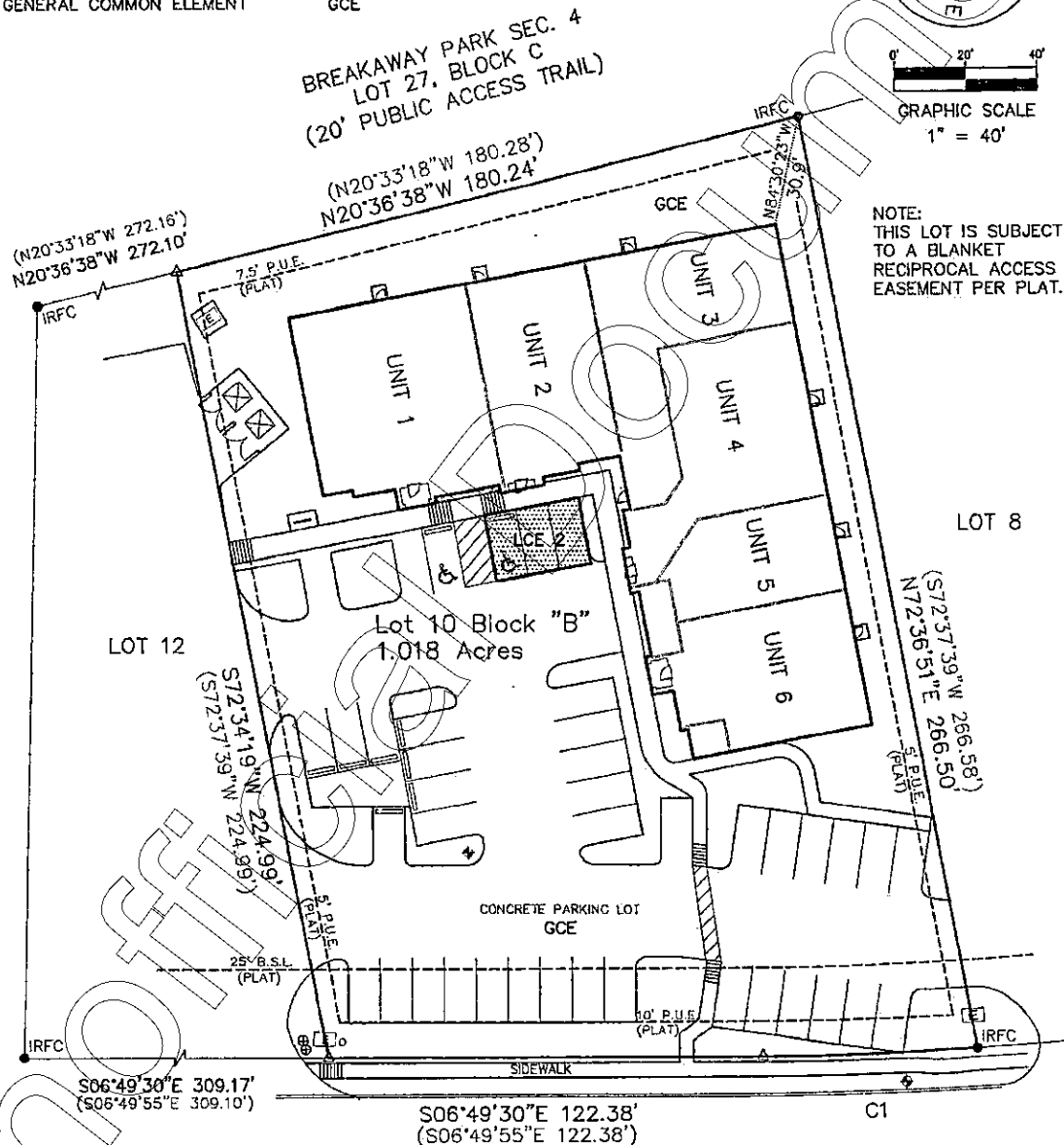
GCE

BEARINGS ARE BASED ON THE
TEXAS COORDINATE SYSTEM
N.A.D. 83, CENTRAL ZONE 4203



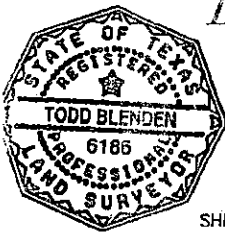
GRAPHIC SCALE
1" = 40'

NOTE:
THIS LOT IS SUBJECT
TO A BLANKET
RECIPROCAL ACCESS
EASEMENT PER PLAT.



C1 CURVE DATA

R=968.00'
D=3°33'39"
A=60.16'
CH=S08°50'29"E 60.15'
(R=968.00')
(D=10°32'26")
(A=178.08)
(CH=S12°06'08"E 177.83')



SHEET 1 OF 2

Denali Pass
(64' R.O.W.)

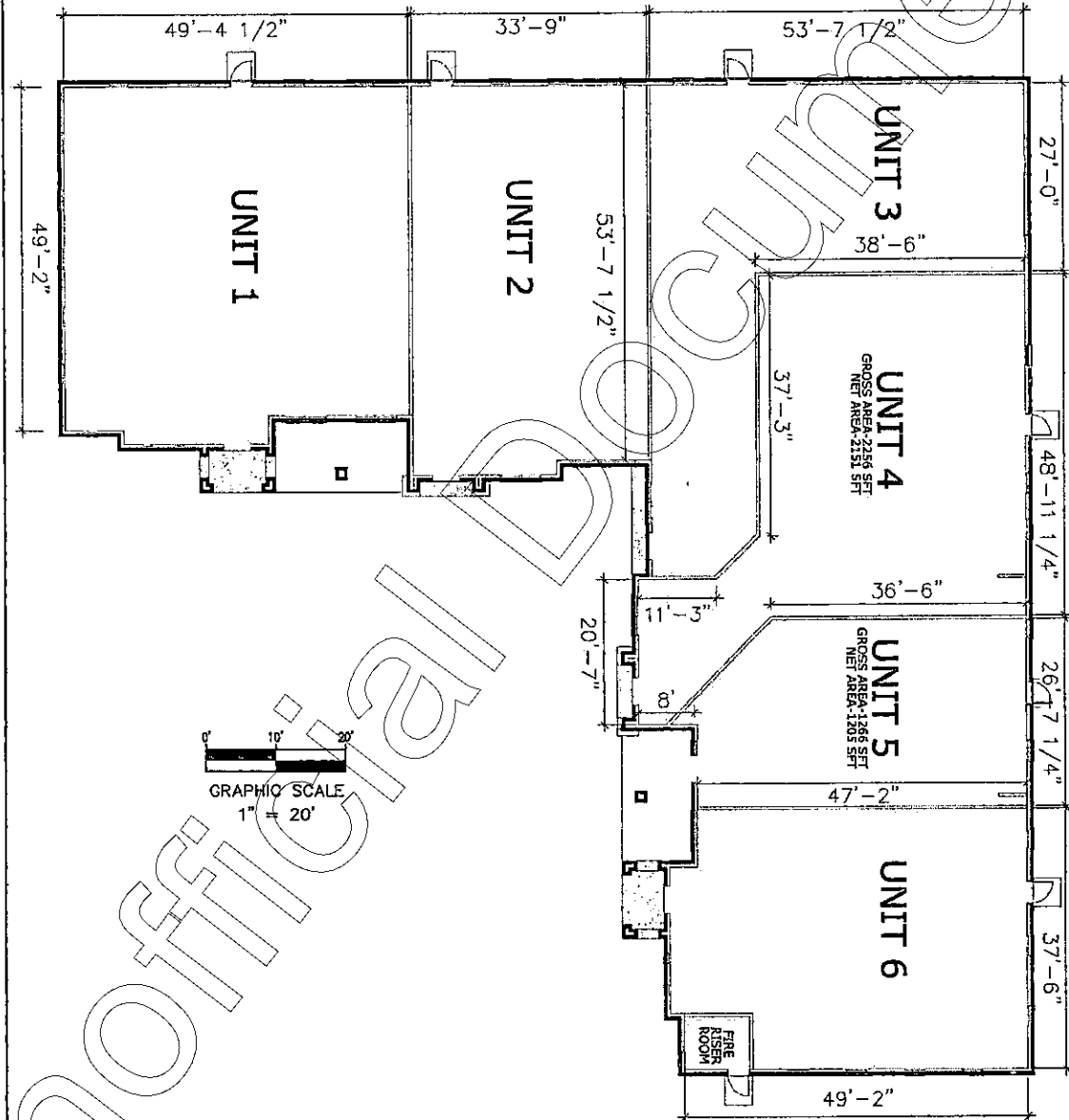
The Undersigned Surveyor certifies
that this Plat conforms to Section
82.059 of the Texas Property Code

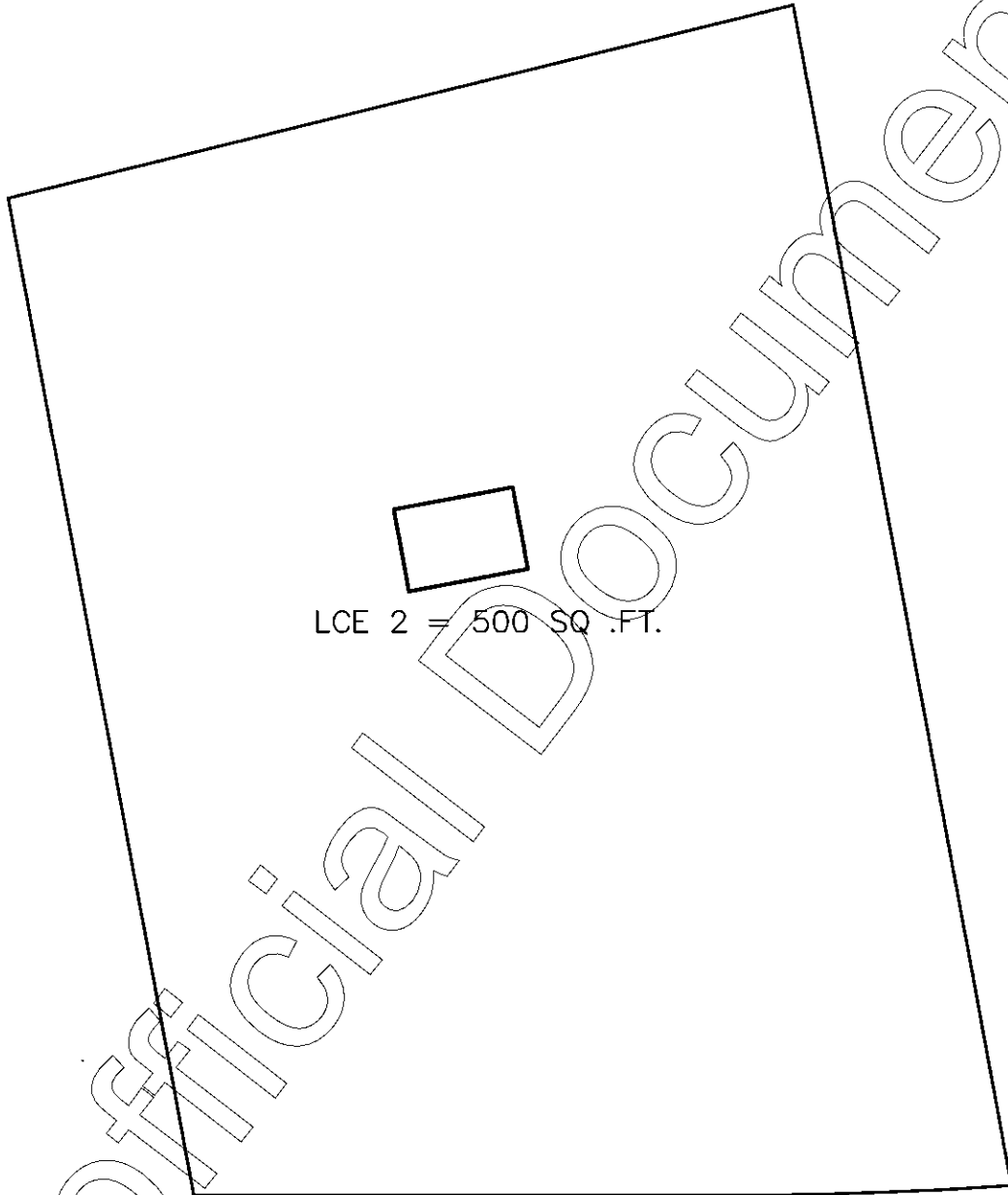
Todd Blenden
Todd Blenden, R.P.L.S. 6186
Commercial Engineering, PLLC

Condominium Plat for 301 Denali Pass Condominiums

ATTACHMENT "I"

THIS SURVEY IS INTENDED TO SERVE AS A PLAT OF THE 301 DENALI PASS CONDOMINIUMS LOCATED ON LOT 10, BLOCK "B", BREAKAWAY PARK, SECTION 5, PHASE II, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SLIDE 69 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED IN DOCUMENT NO. 2016029575, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTAINS ALL THE INFORMATION REQUIRED FOR THE PURPOSE OF COMPLIANCE WITH CHAPTER 82.059 OF THE UNIFORM CONDOMINIUM ACT OF TEXAS PROPERTY CODE.





LCE 2 = 500 SQ .FT.

TOTAL LOT AREA = 44,350 SQ .FT.

301 Denali Pass

ATTACHMENT 3**Schedule of Allocated Interests**

| Unit Number | Gross Square Footage of Unit | Unit Allocation |
|--------------|------------------------------|-----------------|
| Unit 1 | 2,594 | 21% |
| Unit 2 | 1,949 | 16% |
| Unit 3 | 2,209 | 18% |
| Unit 4 | 2,256 | 19% |
| Unit 5 | 1,266 | 10% |
| Unit 6 | 1,904 | 16% |
| TOTAL | 12,178 | 100% |

THE COMMON INTEREST AND COMMON EXPENSE ALLOCATION ASSIGNED TO A PARTICULAR UNIT WILL DECREASE IF ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT and/or ANY UNIT OWNER.

EXHIBIT A**Legal Description for 301 Denali Pass Condominiums**

Lot 10, Block "B", BREAKAWAY PARK, SECTION 5, PHASE II, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet Z, Slides 69-70, of the Plat Records of Williamson County, Texas, and conveyed in Document No. 2016029575, Official Public Records of Williamson County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2017111797

COND Fee: \$53.00
12/05/2017 01:36 PM OSALINAS



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas