



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.

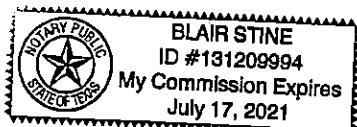
Unofficial Document

DECLARANT'S SIGNATURE:

TKRESS LLC

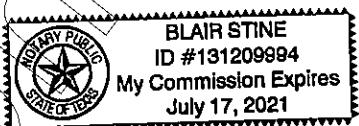
By: Timothy Kress, Manager

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON§
§This instrument was acknowledged before me on the 21st day of November, 2017, by Timothy Kress, as Manager of TKress LLC.Blair Stine
Notary in and for the State of Texas

By: Tammy Kress, Manager

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON§
§This instrument was acknowledged before me on the 29th day of November, 2017, by Tammy Kress, as Manager of TKress LLC.Blair Stine
Notary in and for the State of Texas

ATTACHMENT I

Condominium Plats and PlansBoundaries 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 "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.

LEGEND

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

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

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

LCE 2

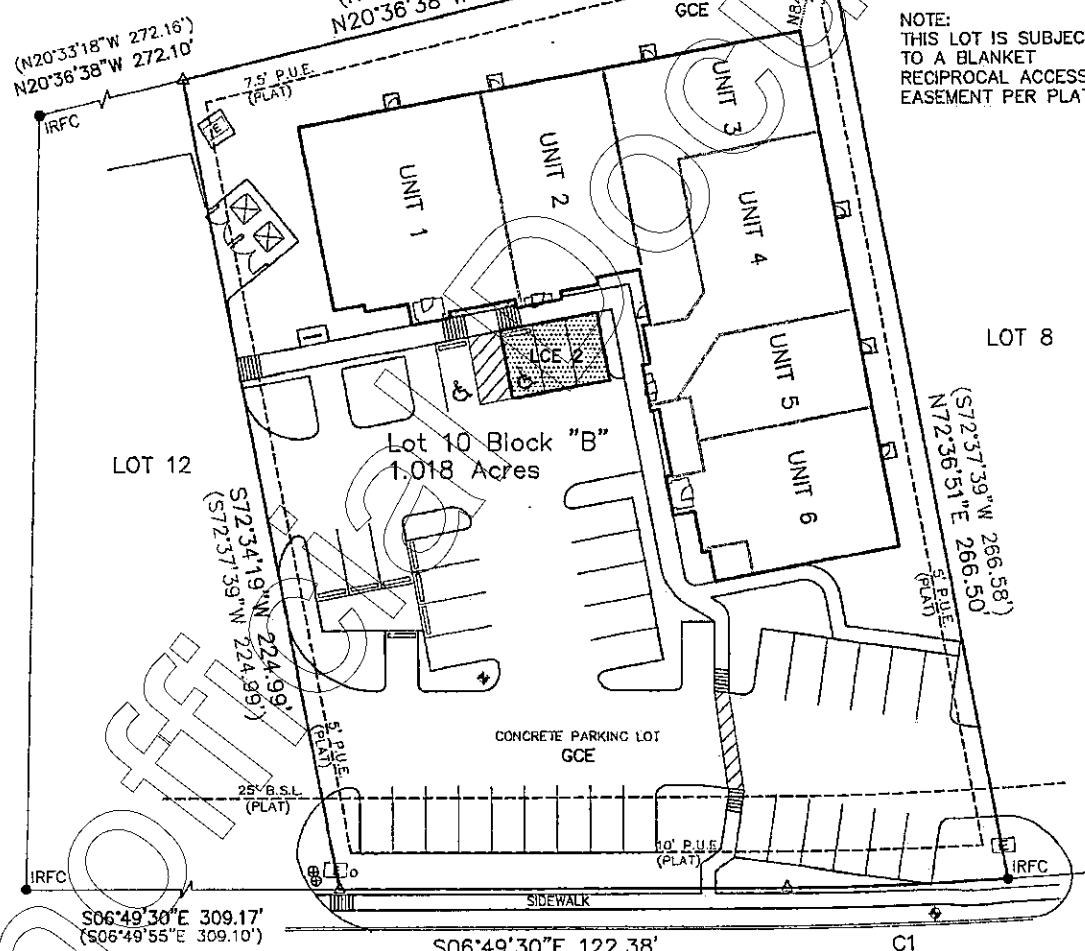
GENERAL COMMON ELEMENT

GCE

BREAKAWAY PARK SEC. 4
 LOT 27, BLOCK C
 (20' PUBLIC ACCESS TRAIL)

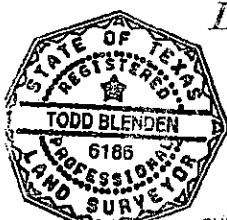
(N20°33'18"W 180.28')
 N20°36'38"W 180.24')

GRAPHIC SCALE
 1" = 40'



CL 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")



Denali Pass

(64' R.O.W.)

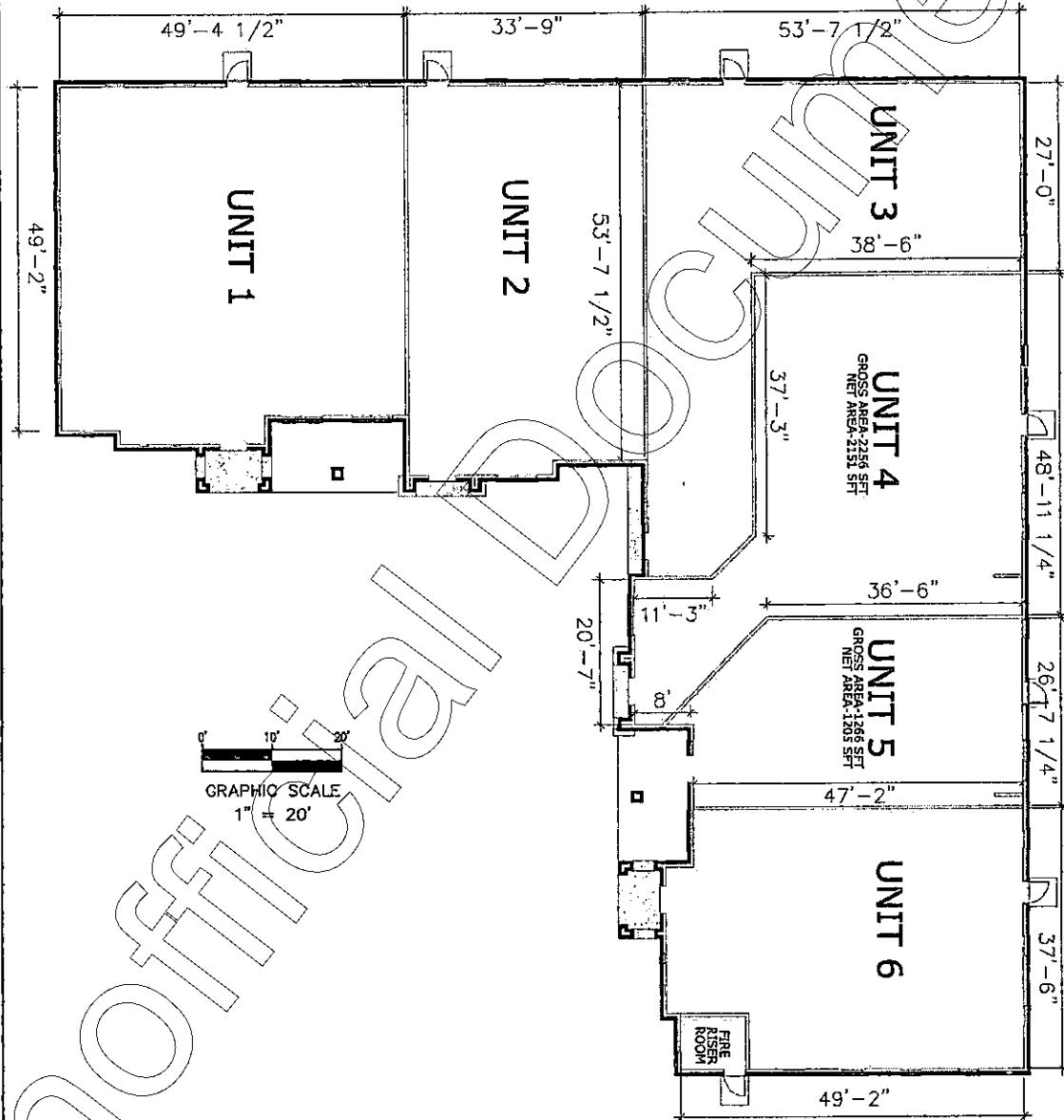
The Undersigned Surveyor certifies
 that this Plat conforms to Section
 82.059 of the Texas Property Code

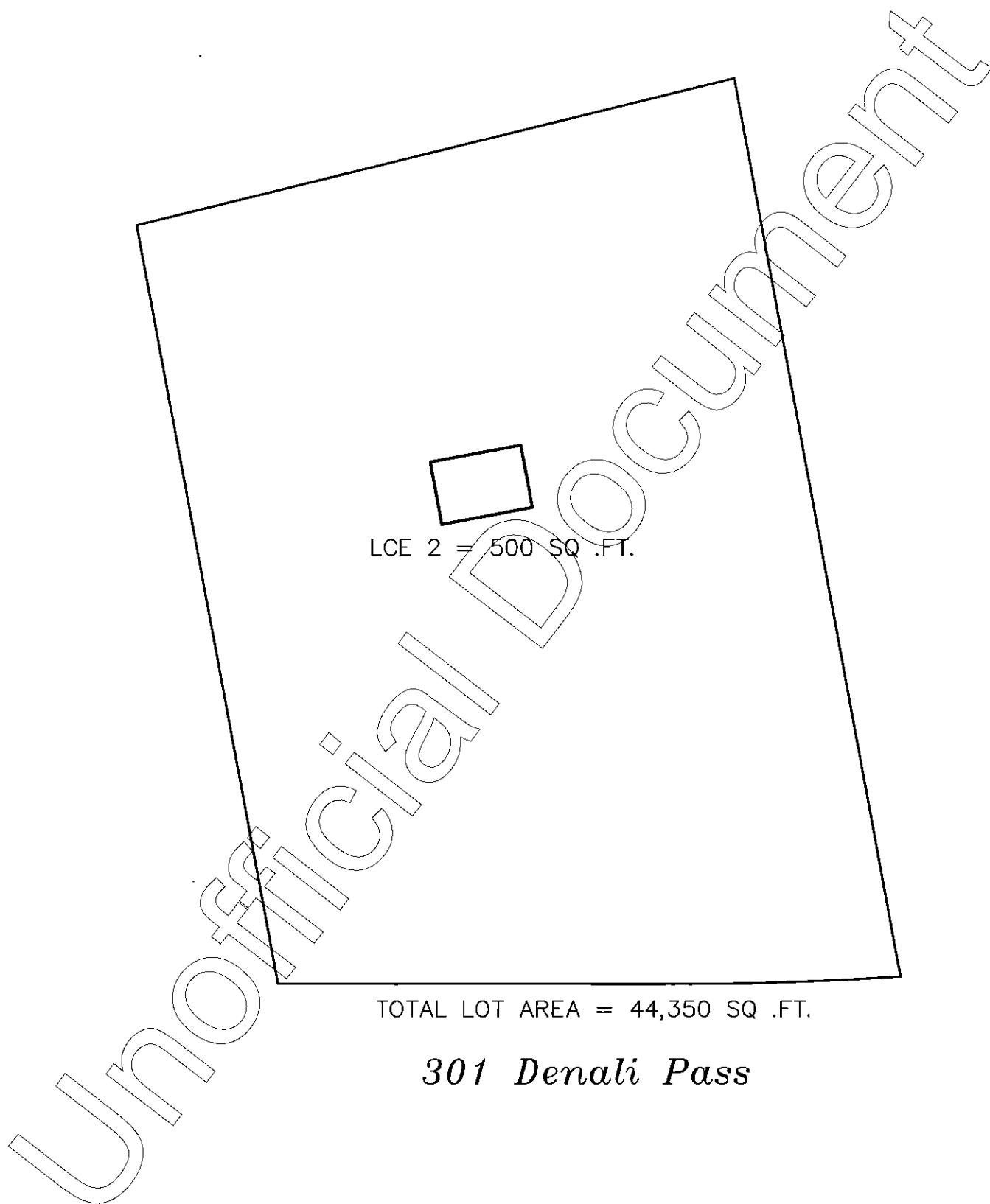

 Todd Blenden, R.P.L.S. 6186
 Commercial Engineering, PLLC

Condominium Plat for 301 Denali Pass Condominiums

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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