

Ret.
Austin Title Company
1111 N. I-H 35 Suite 210
Round Rock, TX 78664

NOTICE OF ADDITION OF LAND

The following, made effective on this 13 day of November 1997, by Sandy Creek Investors, Ltd. a Texas limited partnership, ("**Declarant**"), owner of NorthLake Hills, Section One, a recorded subdivision, shall serve as notice to all interested parties that **Declarant** has agreed to add eleven (11) unplatted acreage tracts, further described below, to the NorthLake Hills Propertyowner's Association, subjecting such additional property to the Restrictive Covenants, Conditions, and Restrictions recorded against NorthLake Hills, Section One.

RECITALS

WHEREAS, **Declarant** is the owner of that certain parcel of property known as NorthLake Hills, Section One, a subdivision, according to the plat thereof, recorded at Volume 99, page 129 of the Plat Records of Travis County, Texas, (the "**Property**"), and

WHEREAS, the **Property** is subject to certain Covenants, Conditions, and Restrictions recorded against the **Property**, (hereinafter "**CCR's**"), as well as the Propertyowner's Association and Architectural Control Committee contained therein, such **CCR's** having been first recorded on July 2, 1997 in Volume 12968, page 1139, and revised on August 19, 1997 in Volume 13001, Page 1151 of the Real Property Records of Travis County, Texas; and

WHEREAS, **Declarant** desires to add the following parcel of land to the **Property**:

Eleven (11) unplatted tracts of land numbered 30 through 39 on the accompanying survey, the legal description and accompanying survey of such tracts attached as Exhibit "A", (hereinafter "**Additional Land**");

subjecting the **Additional Land** to the **CCR's** recorded against the **Property**, as well as mandatory membership in the NorthLake Hills, Section One Propertyowner's Association and corresponding covenants for assessments and fees.

NOW, THEREFORE, **Declarant** hereby declares that the **Additional Land** described above shall become part of the **Property**, and shall be subject to the **CCR's** recorded against the **Property** and the conditions and criteria contained below:

1. All definitions and restrictive covenants contained in Articles I and II of the **CCR's**, as well as any amendments thereto, are incorporated in full by reference and shall become enforceable against and remain in force against the **Additional Land**, save and except the following:

a. The following definition shall be added with regard to the **Additional Land**:

Dwelling: shall refer to any house, condominium, townhouse, patio home, apartment, hotel room, or any other Structure used as a place of temporary or permanent residence in conformance with all applicable building codes, zoning ordinances, local, county and state governmental laws, rules, regulations, codes or ordinances.

b. Article II.1(c) shall apply to the **Additional Land** as follows:

Subdividing: Owners of Tracts within the **Additional Land** shall be permitted to subdivide said Tracts to allow for a maximum density of no more than one Dwelling per acre, subject to any and all zoning regulations, laws, statutes, codes, ordinances, rules and regulations of any government authority applicable to the Property.

c. The setback provision shall apply to the **Additional Land** as follows:

Setback Requirements: Without the prior written consent of the Committee, no dwelling, Structure, or Improvement shall (i) be located or erected nearer than 20 feet from any side lot line of the **Additional Land**, (ii) be located or erected nearer than 30 feet from any front lot line, or (iii) be located within an easement (whether shown on the Plat or otherwise of record). For purposes of these covenants, no eaves, steps, or open porches shall be considered part of any building; provided, however, that this shall not be construed to allow any such structure to encroach upon another Tract or Lot.

2. **Assessment Units:** Each acreage tract within the **Additional Land** shall constitute one Assessment Unit, as defined in the **CCR's**. If an acreage tract is subsequently subdivided, then each subdivided Lot therein shall constitute one Assessment Unit, unless the number of Assessment Units for the type of structure in the subdivided Lot has been revised in accordance with the provisions of the **CCR's**.

3. The restrictions, covenants and conditions contained in the **CCR's** shall be deemed to be covenants running with the land, and shall be binding on all parties having or acquiring any right, title or interest in the **Additional Land** or any part thereof, and their heirs, successors, legal representatives and assigns, and shall continue in force and effect for a period of fifty (50) years unless terminated in accordance with the provisions of paragraph 4 below. The Propertyowner's Association shall have the rights and obligations contained in the **CCR's** to enforce the restrictive covenants and conditions against those owners of tracts contained in the **Additional Land**, their successors, and assigns.

4. The restrictive covenants contained in the **CCR's** may be modified and amended, or terminated prior to their expiration, as to all or any part of the **Property** and/or **Additional Land** covered therein in accordance with the amendment procedures contained in Article VIII of the **CCR's**.

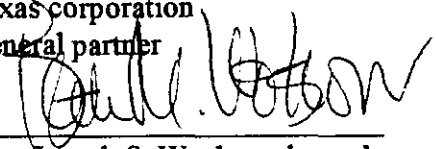
5. Articles IV through VIII of the CCR's are expressly incorporated in full by reference herein. All covenants for assessments may be enforced by the Propertyowner's Association using any or all of the means set forth for enforcement in the CCR's.

Executed to be effective as of the 13 day of November, 1997.

"Declarant"

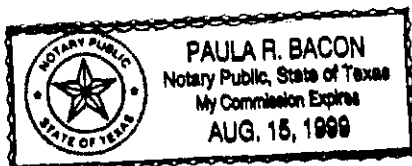
SANDY CREEK INVESTORS, LTD.
A Texas limited partnership

By: Impact Business Management, Inc.
A Texas corporation
its general partner

By: 
Joseph S. Woskow, by and
through his attorney-in-fact,
Beth M. Woskow

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on November ^{13th} 7th, 1997, by Beth M. Woskow, attorney-in-fact for Joseph S. Woskow, President of Impact Business Management, Inc., a Texas Corporation, General Partner of Sandy Creek Investors, Ltd., a Texas limited partnership, on behalf of said partnership.



REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13062 0036

EXHIBIT "A"

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13062 0037

**FIELD NOTES
ANNEXATION TRACT**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE SAMUEL T. SCOTT SURVEY NO. 39, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A 869.729-ACRE TRACT (TRACT III) AS CONVEYED TO THE VOLENTE GROUP OF TEXAS, LTD. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12702, PAGE 811 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) TRACTS BY METES AND BOUNDS AS FOLLOWS:

TRACT ONE

BEGINNING at a 1/2" iron pipe found on the south right-of-way line of Reed Parks Road at the southeast corner of a 7.78-acre tract as conveyed to the Estate of D.C. Reed by deed recorded in Volume 2245, Page 301 of the Deed Records of Travis County, Texas, said iron pipe found also being the northeast corner of Lot 34 of Winter Haven, a subdivision as recorded in Book 7, Page 101 of the Plat Records of Travis County, Texas (said Winter Haven being vacated by resolution recorded in Volume 18, Page 390 of the Minutes of the Commissioners Court of Travis County, Texas), and an angle point on the west line of the above described Volente Group 869.729-acre tract (Tract III), for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the south right-of-way line of Reed Parks Park, the following twenty-two (22) courses:

- 1) N72°05'33"E a distance of 7.37 feet to a 1/2" iron rod found at a fence corner at a nontangent point of curvature of a curve to the right, said iron rod found being the northeast corner of a 7.0-acre tract as conveyed to Ione Jones by deed recorded in Volume 5749, Page 1660 of the Deed Records of Travis County, Texas;
- 2) Along said curve to the right an arc distance of 164.47 feet, having a radius of 254.40 feet and a chord which bears S88°45'40"E a distance of 161.62 feet to a 1/2" iron rod found at a point of nontangency;
- 3) S70°15'31"E a distance of 363.78 feet to a 5/8" iron rod found at a nontangent point of curvature of a curve to the right;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13062 0038

- 4) Along said curve to the right an arc distance of 208.81 feet, having a radius of 126.40 feet and a chord which bears S22°57'44"E a distance of 185.86 feet to a 5/8" iron rod found at a point of compound curvature;
- 5) Along a curve to the right an arc distance of 349.18 feet, having a radius of 597.29 feet and a chord which bears S41°11'38"W a distance of 344.23 feet to a 5/8" iron rod found at a point of nontangency;
- 6) S57°53'21"W a distance of 354.73 feet to a 5/8" iron rod found at a nontangent point of curvature of a curve to the left;
- 7) Along said curve to the left an arc distance of 181.03 feet, having a radius of 847.35 feet and a chord which bears S51°44'50"W a distance of 180.68 feet to a 5/8" iron rod found at a point of compound curvature;
- 8) Along a curve to the left an arc distance of 241.15 feet, having a radius of 116.37 feet and a chord which bears S13°55'45"E a distance of 200.26 feet to a 5/8" iron rod found at a point of nontangency;
- 9) S73°26'57"E a distance of 190.95 feet to a 5/8" iron rod found at a nontangent point of curvature of a curve to the left;
- 10) Along said curve to the left an arc distance of 288.70 feet, having a radius of 442.69 feet and a chord which bears N87°50'37"E a distance of 283.61 feet to a 5/8" iron rod found at a point of reverse curvature;
- 11) Along a curve to the right an arc distance of 213.68 feet, having a radius of 355.21 feet and a chord which bears N86°24'09"E a distance of 210.47 feet to a 5/8" iron rod found at a point of compound curvature;
- 12) Along a curve to the right an arc distance of 315.50 feet, having a radius of 597.27 feet and a chord which bears S61°13'11"E a distance of 311.85 feet to a 5/8" iron rod found at a point of nontangency;
- 13) S46°08'11"E a distance of 39.50 feet to a 5/8" iron rod found at a nontangent point of curvature of a curve to the right;
- 14) Along said curve to the right an arc distance of 284.20 feet, having a radius of 438.34 feet and a chord which bears S27°33'50"E a distance of 279.25 feet to a 5/8" iron rod found at a point of nontangency;
- 15) S09°00'52"E a distance of 101.40 feet to a 5/8" iron rod found at a point of nontangent curvature of a curve to the left;

- 16) Along said curve to the left an arc distance of 121.22 feet, having a radius of 160.83 feet and a chord which bears S30°31'49"E a distance of 118.37 feet to a 5/8" iron rod found at a point of compound curvature;
- 17) Along a curve to the left an arc distance of 209.52 feet, having a radius of 122.15 feet and a chord which bears N78°42'31"E a distance of 184.76 feet to a 1/2" iron rod found at a point of nontangency;
- 18) N29°30'51"E a distance of 197.60 feet to a 5/8" iron rod found at a nontangent point of curvature of a curve to the right;
- 19) Along said curve to the right an arc distance of 141.95 feet, having a radius of 139.79 feet and a chord which bears N58°34'12"E a distance of 135.93 feet to a 1/2" iron rod found in a rock mound at a point of compound curvature;
- 20) Along a curve to the right an arc distance of 123.25 feet, having a radius of 152.59 feet and a chord which bears S69°11'13"E a distance of 119.93 feet to a 5/8" iron rod found at a point of nontangency;
- 21) S46°02'54"E a distance of 82.51 feet to a 5/8" iron rod found at a nontangent point of curvature of a curve to the right; and
- 22) Along said curve to the right an arc distance of 225.18 feet, having a radius of 401.12 feet and a chord which bears S29°57'54"E a distance of 222.24 feet to a 1/2" iron rod found in a rock mound on the northwest line of a 10.5-acre tract (Laura Reed Park) as conveyed to Travis County by deed recorded in Volume 649, Page 321 of the Deed Records of Travis County, Texas for the northeast corner of this tract;

THENCE, with the northwest line of said Laura Reed Park 10.5-acre tract, S49°07'16"W a distance of 724.05 feet to a 1/2" iron pipe found in a rock mound for an inside corner of this tract;

THENCE, with the southwest line of said Laura Reed Park 10.5-acre tract, S40°53'09"E a distance of 419.72 feet to a 5/8" iron rod found in a rock mound on the west right-of-way line of Reed Parks Road at the most southerly corner of said Laura Reed Park 10.5-acre tract;

THENCE, with the west right-of-way line of Reed Parks Road, the following five (5) courses:

- 1) S40°55'18"E a distance of 7.87 feet to a 5/8" iron rod found in a rock mound at a nontangent point of curvature of a curve to the right;

- 2) Along said curve to the right an arc distance of 111.51 feet, having a radius of 223.00 feet and a chord which bears S55°26'24"W a distance of 110.35 feet to a 5/8" iron rod found at a point of compound curvature;
- 3) Along a curve to the right an arc distance of 170.35 feet, having a radius of 234.37 feet and a chord which bears N89°01'49"W a distance of 166.63 feet to a 1/2" iron rod found at a point of nontangency;
- 4) N68°15'52"W a distance of 384.04 feet to a 5/8" iron rod found in a rock mound at a nontangent point of curvature of a curve to the left; and
- 5) Along said curve to the left an arc distance of 283.39 feet, having a radius of 280.49 feet and a chord which bears S82°43'34"W a distance of 271.49 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA on the approximate south line of the Sam T. Scott Survey No. 39 for the southeast corner of this tract;

THENCE, with the approximate south line of said Sam T. Scott Survey No. 39, N61°48'02"W a distance of 1774.24 feet to a 1/2" iron rod found at a fence corner at an inside corner of said Volente Group 869.729-acre tract (Tract III) for the southwest corner of this tract;

THENCE, with the approximate west line of said Sam T. Scott Survey No. 39 and a west line of said Volente Group 869.729-acre tract (Tract III), N28°39'51"E, pass a 1/2" iron rod found in a rock mound at 1604.56 feet, and continuing on for a total distance of 1858.59 feet to the POINT OF BEGINNING, and containing 68.437 acres of land, more or less.

TRACT TWO

BEGINNING at a 1/2" iron rod set with cap stamped TERRA FIRMA on the north right-of-way of Reed Parks Road at the most southerly southwest corner of Lot 31, Northlake Hills, Section One, a subdivision as recorded in Book 99, Pages 129-134 of the Plat Records of Travis County, Texas for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the north right-of-way line of Reed Parks Road, the following eight (8) courses:

- 1) N30°34'02"W a distance of 50.94 feet to a 5/8" iron rod found at an angle point;
- 2) N09°01'05"W a distance of 101.41 feet to a 5/8" iron rod found at a nontangent point of curvature of a curve to the left;

- 3) Along said curve to the left an arc distance of 335.92 feet, having a radius of 518.34 feet and a chord which bears N27°32'50"W a distance of 330.07 feet to a 5/8" iron rod found at a point of nontangency;
- 4) N46°04'04"W a distance of 39.58 feet to a 5/8" iron rod found at a point of nontangent curvature of a curve to the left;
- 5) Along a curve to the left an arc distance of 357.72 feet, having a radius of 677.27 feet and a chord which bears N61°13'51"W a distance of 353.57 feet to a 5/8" iron rod found at a point of compound curvature;
- 6) Along a curve to the left an arc distance of 261.75 feet, having a radius of 435.21 feet and a chord which bears S86°24'50"W a distance of 257.82 feet to a 5/8" iron rod found at a point of reverse curvature;
- 7) Along a curve to the right an arc distance of 236.58 feet, having a radius of 362.69 feet and a chord which bears S87°49'30"W a distance of 232.41 feet to a 5/8" iron rod found at a point of nontangency; and
- 8) N73°25'36"W a distance of 108.86 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA at the most westerly southwest corner of said Lot 31;


THENCE, with the south and a west line of said Lot 31, the following three (3) courses:

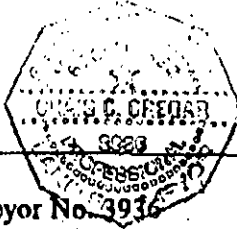
- 1) N73°27'29"E a distance of 1133.02 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA at an angle point;
- 2) S43°13'49"E a distance of 115.32 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA
- 3) S02°29'50"W a distance of 879.82 feet to the POINT OF BEGINNING, and containing 7.264 acres of land, more or less.

The gross area contained within Tracts One and Two totals 75.701 acres of land, more or

less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma from a survey made on the ground on February 12, 1997 under my supervision and are true and correct to the best of my knowledge.


Craig C. Gregar

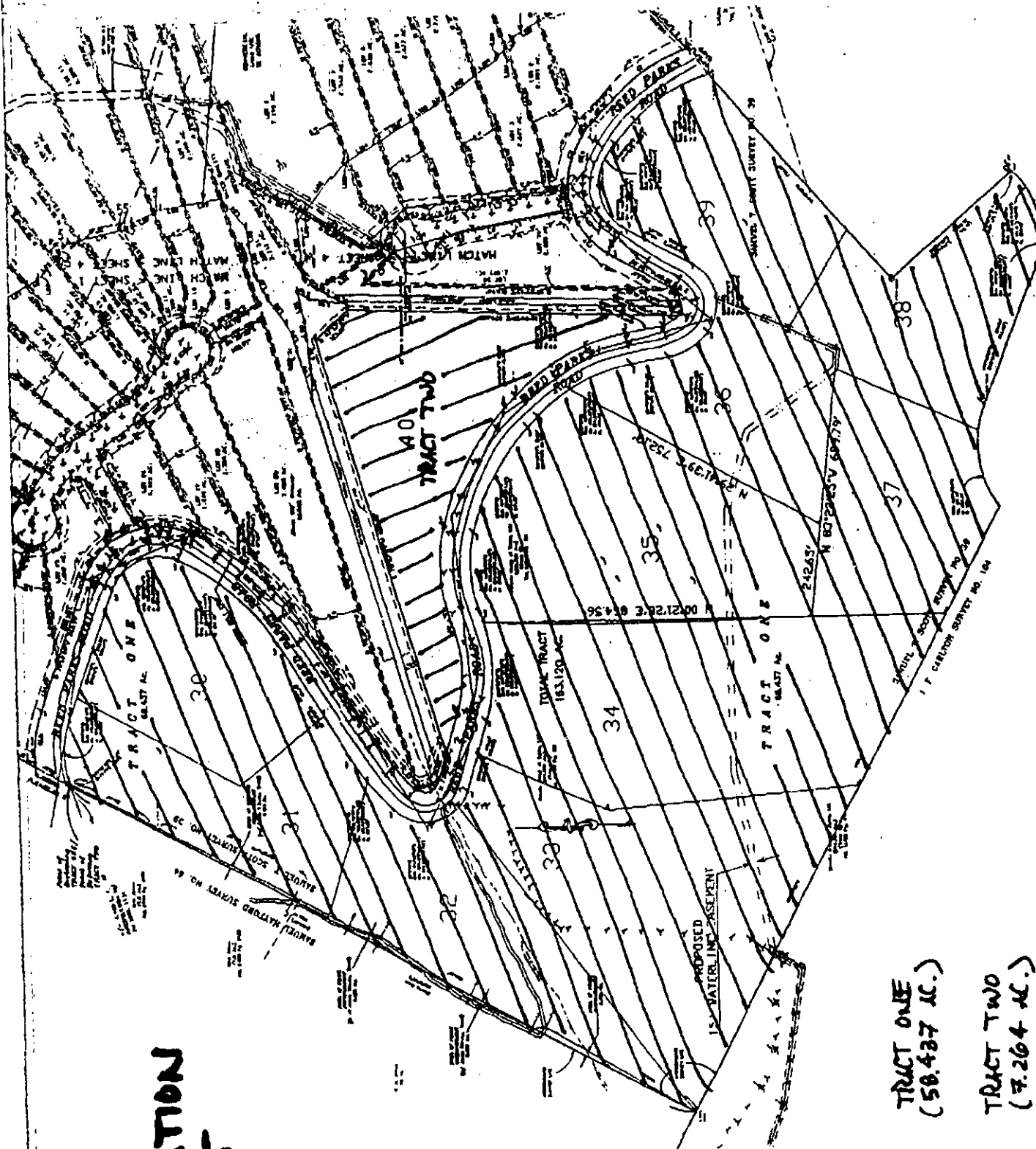


11/10/97
Date

Client: Sandy Creek Investors, Ltd.
Date: November 10, 1997
WO No.: 0846-01-24
FB: 209 & 214
Disk: 08460103.CRD

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13062 0043



ANNEXATION TRACT

TRACT ONE
(50.437 AC.)

TRACT TWO
(7.264 AC.)

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13062 0044

RECORDED BY 3:00

2011-10

FILED

97 NOV 14 PM 3:40

**DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS**

RECORDERS 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 blockouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was **FILED** on the date and at the time stamped hereon by me, and was duly **RECORDED**, in the Volume and Page of the named **RECORDS** of Travis County, Texas, on

NOV 14 1997



Dana Debeauvoir
**COUNTY CLERK
TRAVIS COUNTY, TEXAS**

**REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS**

13062 0045

RECORDED: 1000000000 TRAVIS: 10000 DEPT: REGULAR RECORDS 10/14/97
CHECKED: 10/14/97 FILED: 10/14/97 TRAVIS: 10/14/97
FILED BY: 0000000000