

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

Fidelity National Title

GF #9000212100489
SLGG

**FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
SOUTH NOLEN MEDICAL CONDO ASSOCIATION**

**THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SOUTH NOLEN MEDICAL CONDO ASSOCIATION (the "Amendment"), is made by South Nolen Medical Investments, Ltd., a Texas limited partnership (the "Declarant"), and South Nolen Medical Condo Association, a Texas non-profit corporation, (the "Association") as follows:

RECITALS:

- A. On September 19, 2019, the Declarant and the Association filed and recorded that certain Declaration of Covenants, Conditions, and Restrictions, under County Clerk File No. D219213471 of the Official Public Records of Tarrant County, Texas (the "Declaration"), which related to certain real property described therein (the "Property");
- B. Pursuant to Section 3.4 of Declaration, the Declarant reserved for itself various rights, including, without limitation, the Development Rights, the Special Declarant Rights, and, the right to file, without any other Owner, an amendment to the Declaration upon completion of the construction of a Unit to amend "the Map to reflect the actual measurements for each Unit and any other changes based upon completion of construction."
- C. The rights of the Declarant under Section 3.4 of the Declaration are still in effect as of the date of this Amendment.
- D. In exercise of such rights under Section 3.4 of the Declaration, the Declarant desires to amend the Declaration to reflect the completion of the construction of Units 1, 2, and 3 within the Condominium and to amend the Map to reflect the actual measurement, location, and number of the Units and the proper designation of the elements of the Condominium as Units or Common Elements as a result thereof.
- E. The Declaration may be amended by recording in the Real Property Records of Tarrant County, Texas an instrument executed and acknowledged by the Declarant and the Association.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

- 1. Exhibit A to the Declaration is deleted in its entirety and inserted in its place is Exhibit A attached hereto.

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- B. Pursuant to Section 3.4 of Declaration, the Declarant reserved for itself various rights, including, without limitation, the Development Rights, the Special Declarant Rights, and, the right to file, without any other Owner, an amendment to the Declaration upon completion of the construction of a Unit to amend "the Map to reflect the actual measurements for each Unit and any other changes based upon completion of construction."
- C. The rights of the Declarant under Section 3.4 of the Declaration are still in effect as of the date of this Amendment.
- D. In exercise of such rights under Section 3.4 of the Declaration, the Declarant desires to amend the Declaration to reflect the completion of the construction of Units 1, 2, and 3 within the Condominium and to amend the Map to reflect the actual measurement, location, and number of the Units and the proper designation of the elements of the Condominium as Units or Common Elements as a result thereof.
- E. The Declaration may be amended by recording in the Real Property Records of Tarrant County, Texas an instrument executed and acknowledged by the Declarant and the Association.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

- 1. Exhibit A to the Declaration is deleted in its entirety and inserted in its place is Exhibit A attached hereto.

2. Exhibit B to the Declaration is deleted in its entirety and inserted in its place is Exhibit B attached hereto. Wherever there is reference to the terms “Improvement”, “Building”, or “Unit” in the Declaration, it shall refer to the Improvements, Buildings, and Units as depicted in Exhibit B. Unless the actual measurements or location of an Improvement, Building, or Unit differs upon the completion of its construction from what is depicted in Exhibit B, it shall be not necessary to further amend the Declaration.
3. Article I, Section 1.1 the definition of “Unimproved Unit(s)” is deleted in its entirety and the following is inserted in its place:

“Unimproved Unit(s)” means the unconstructed Unit(s) currently part of the Condominium. As of the date of this Declaration, as amended, Unit 4 on the Map is the only Unimproved Unit. An Unimproved Unit, as defined in the Unit definition herein, consists of the airspace within the boundaries of the Unit depicted on the Map. At such time as Improvements are constructed within the initial boundaries of the airspace Unimproved Unit, the original airspace will be reconfigured into a Unit. Upon construction of a Unit, the Map shall be amended by an instrument recorded in the Real Property Records of Tarrant County, Texas, to reflect the measurements and location of the Unit only if such Unit’s actual measurements or location differs upon the completion of its construction from what is depicted on the Map. Otherwise, it shall not be necessary for the Declarant to amend the Declaration upon the completion of construction of a Unit.”
4. Article II, Section 2.2(b), the first sentence is deleted and the following inserted in its place:

“(b) As of the date of this Declaration, as amended, Unit 4 on the Map is the only Unimproved Unit.”
5. Article III, Section 3.4(e), the first sentence of the second paragraph is deleted and the following is inserted in its place:

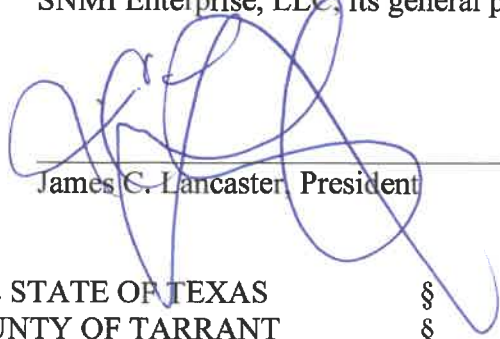
“As of the date of this Declaration, as amended, Unit 4 on the Map is the only Unimproved Unit.”
6. Article IV, Section 4.2, the first sentence of the second paragraph is deleted and the following is inserted in its place:

“As of the date of this Declaration, as amended, Unit 4 on the Map is the only Unimproved Unit.”
7. Any capitalized items 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. To the extent this Amendment conflicts with any other provision of the Declaration, this Amendment shall control.

Executed to be effective as of August 18, 2021, although not necessarily signed by all parties on such date.

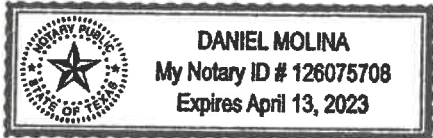
South Nolen Medical Investments, Ltd.

By: SNMI Enterprise, LLC, its general partner

By: 
James C. Lancaster, President

THE STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me by James C. Lancaster, President of SNMI Enterprise, LLC, as general partner of South Nolen Medical Investments, Ltd., on August 18, 2021.



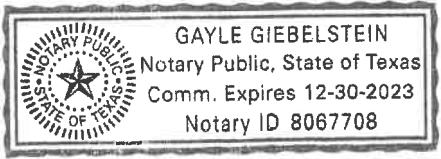

Notary Public in and for the State of Texas

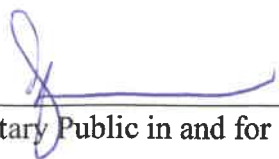
South Nolen Medical Condo Association

By: 
Daniel Molina, President and Secretary

THE STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me by Daniel Molina, President and Secretary of South Nolen Medical Condo Association, on Aug 20, 2021.




Notary Public in and for the State of Texas

CONSENT, JOINDER, AND SUBORDINATION OF MORTGAGEE:

The undersigned, being the owner and holder of first lien deed of trust affecting the Property, does hereby consent to the all of the provisions, restrictions, and obligations contained in the Declaration and recordation of same, effective as of the date of its original date of filing, and to this Amendment, and agrees that all liens currently held by it shall be subject and subordinate to the provisions of the Declaration and this Amendment.

First Mid Bank and Trust

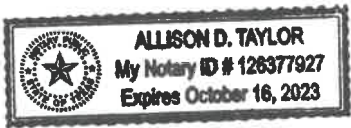
By: Don A. Johnston

Print Name: Don A. Johnston

Title: SVP

THE STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me by Don Johnston, SVP
of First Mid Bank and Trust, on August 20, 2021.



Allison D. Taylor
Notary Public in and for the State of Texas

CONSENT, JOINDER, AND SUBORDINATION OF MORTGAGEE:

The undersigned, being the owner and holder of first lien deed of trust affecting the Property, does hereby consent to the all of the provisions, restrictions, and obligations contained in the Declaration and recordation of same, effective as of the date of its original date of filing, and to this Amendment, and agrees that all liens currently held by it shall be subject and subordinate to the provisions of the Declaration and this Amendment.

JPMorgan Chase Bank, N.A.

By: *Elaine Leap*

Print Name: Elaine Leap

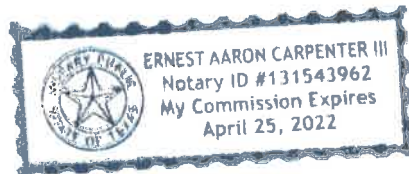
Title: Vice President

THE STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me by Elaine Leap, Vice President of JPMorgan Chase Bank N.A., on August 19, 20 21.

E. A. Carpenter III

Notary Public in and for the State of Texas



AFTER RECORDING, PLEASE RETURN TO:

Daniel Molina
South Nolen Medical Investments, Ltd.
365 Miron Drive, Suite A
Southlake, Texas 76092

EXHIBIT A
CONDOMINIUM PLAT OF
SOUTH NOLEN MEDICAL

LOT 1, BLOCK 2, NOLEN OFFICE PARK
THOMAS EASTER SURVEY, ABSTRACT NO. 474
CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
AUGUST 2021

BEING a tract of land situated in the Thomas Easter Survey, Abstract No. 474, City of Southlake, Tarrant County, Texas, same being all of Lot 1, Block 2, Nolen Office Park, an addition to the City of Southlake, Tarrant County, Texas as shown on the plat recorded in Document Number D220001929, Plat Records, Tarrant County, Texas (PRTCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to Texas State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

COMMENCING at a 1-inch iron pipe found for the southeast corner of Lot 1-R-3, Block 1, Georgetown Park, an addition to the City of Southlake, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 4041, Plat Records, Tarrant County, Texas (PRTCT);

THENCE North 00°24'54" West, with the east line of said Lot 1-R-3, a distance of 30.00 feet to a found 5/8-inch capped iron rod marked "BHB INC" (CIRF) for the southwest corner of the aforesaid Lot 1, same being in the north right-of-way line of Village Center (a 60-foot public right-of-way), and being the **POINT OF BEGINNING** of the hereon described tract;

THENCE North 00°24'54" West, with the common line between of said Lot 1-R-3 and said Lot 1, passing at a distance of 169.92 feet a CIRF for the northeast corner of said Lot 1-R-3, same being the southeast corner of Lot 2, Block 1, Georgetown Park, an addition to the City of Southlake, Tarrant County, Texas, as shown on the plat recorded in Cabinet A, Slide 4215, PRTCT, and now continuing with the common line between said Lot 1 and said Lot 2, in all for a total distance of 326.52 feet to a point for the northwest corner of the said Lot 1, same being the southwest corner of Lot 4R-2, Block 1, Georgetown Park, an addition to the City of Southlake, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7350, PRTCT, from which a 5/8 inch capped iron rod marked "JDJR 4184" found bears South 46°06'28" East, a distance of 0.80 feet;

THENCE North 89°35'06" East, with the common line between said Lot 1 and said Lot 4R-2, a distance of 285.14 feet to a 3/4-inch iron rod found for the southwest corner of Lot 1R, Block 1, Nolen Center, an addition to the City of Southlake, Tarrant County, Texas, according to the plat recorded in Document Number D212258849, PRTCT, same being the southeast corner of said Lot 4R-2;

THENCE North 89°31'12" East, with the common line between said Lot 1 and said Lot 1R, a distance of 215.83 feet to a CIRF at the southeast corner of said Lot 1R, same being the northeast corner of said Lot 1, and being in the west right-of-way line of South Nolen Drive (a 70-foot right-of-way);



BAIRD, HAMPTON & BROWN

engineering and surveying

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TBPELS Firm #44, #10011300, #1001302,
#10194146

EXHIBIT A
CONDOMINIUM PLAT OF
SOUTH NOLEN MEDICAL

LOT 1, BLOCK 2, NOLEN OFFICE PARK
THOMAS EASTER SURVEY, ABSTRACT NO. 474
CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
AUGUST 2021

THENCE with the common line between said Lot 1 and the said west right-of-way line the following courses and distances:

along a curve to the left having a central angle of $04^{\circ}54'37''$, a radius of 435.00 feet, an arc length of 37.28 feet and a chord which bears South $01^{\circ}59'44''$ West, a distance of 37.27 feet to a CIRF;

South $00^{\circ}27'34''$ East, a distance of 165.34 feet to a CIRF;

along a curve to the left having a central angle of $12^{\circ}17'39''$, a radius of 435.00 feet, an arc length of 93.34 feet and a chord which bears South $06^{\circ}36'24''$ East, a distance of 93.16 feet to a CIRF for the southeast corner of the aforementioned Lot 1, same being the northwest corner of the intersection between the aforementioned South Nolen Drive right-of-way and the aforementioned Village Center right-of-way;

THENCE with the common line between said Lot 1 and the said north right-of-way line of Village Center the following courses and distances:

South $73^{\circ}19'44''$ West, a distance of 50.23 feet to a CIRF;

along a curve to the right having a central angle of $15^{\circ}49'22''$, a radius of 370.00 feet, an arc length of 102.18 feet and a chord which bears South $81^{\circ}14'25''$ West, a distance of 101.85 feet to a CIRF;

South $89^{\circ}09'06''$ West, a distance of 360.59 feet to the **POINT OF BEGINNING** and containing 161,308 square feet or 3.703 acres of land more or less.

I Robert A. Lee, do hereby declare that to the best of my knowledge and belief, this condominium plat complies with the Texas Property Code Title 7 Condominiums, Chapter 82, Uniform Condominium Act, Section 82.059.



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#10194146



Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
Date: 08-06-2021



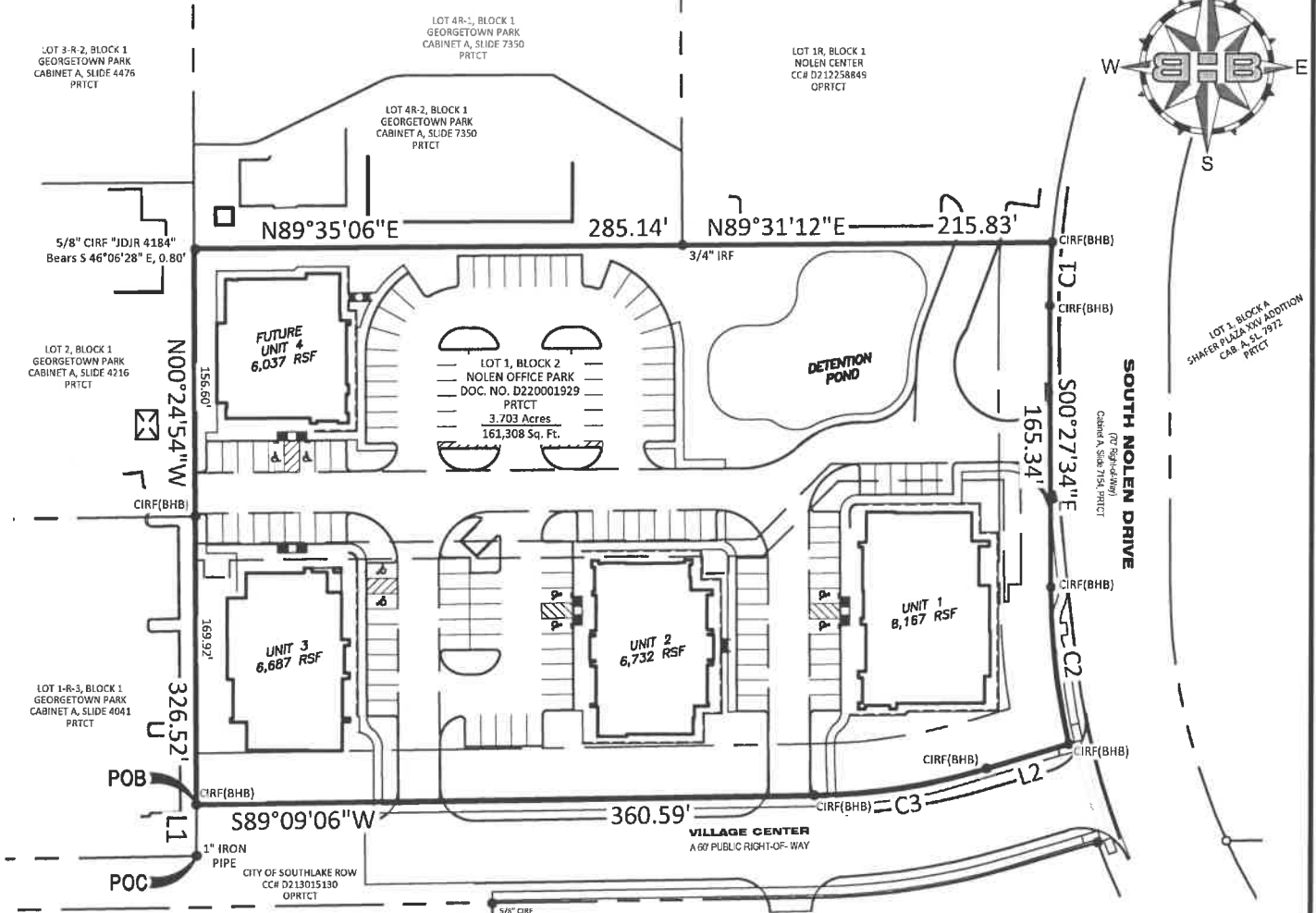
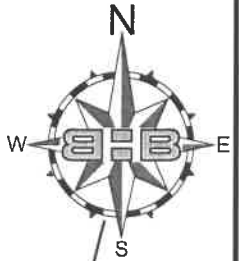
EXHIBIT B
CONDOMINIUM PLAT OF
SOUTH NOLEN MEDICAL

LOT 1, BLOCK 2, NOLEN OFFICE PARK
THOMAS EASTER SURVEY, ABSTRACT NO. 474
CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
AUGUST 2021

LEGEND

- CIRF(BHB).....5/8" Yellow Capped Iron Rod
Set Marked "BHB INC"
- CIRF.....Capped Iron Rod Found
- DRTCT.....Deed Records, Tarrant County,
Texas
- POB.....Point of Beginning
- POC.....Point of Commencing
- PRTCT.....Plat Records, Tarrant County,
Texas
- RSF.....Rentable Square Feet

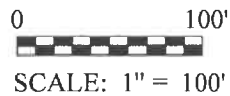
THOMAS EASTER
 SURVEY,
 ABSTRACT NO. 474



NOTES:

1. Bearings referenced to U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Site improvements are based on the as-built survey conducted on July 08, 2021. Unit square footage shown within this condominium plat are approximate and based on a Overall Site Development Plan prepared by Baird, Hampton & Brown, Inc., dated July 15, 2019.

I Robert A. Lee, do hereby declare that to the best of my knowledge and belief, this condominium plat complies with the Texas Property Code Title 7 Condominiums, Chapter 82, Uniform Condominium Act, Section 82.059.



Robert A. Lee
 Robert A. Lee
 State of Texas Registered Professional Land Surveyor
 No. 6895
 Date: 08-06-2021



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EXHIBIT B
CONDOMINIUM PLAT OF
SOUTH NOLEN MEDICAL

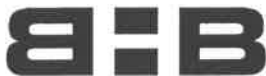
LOT 1, BLOCK 2, NOLEN OFFICE PARK
 THOMAS EASTER SURVEY, ABSTRACT NO. 474
 CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
 AUGUST 2021

Line Table		
Line #	Direction	Length
L1	N0°24'54"W	30.00
L2	S73°19'44"W	50.23

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	4°54'37"	435.00'	37.28'	S1°59'44"W	37.27'
C2	12°17'39"	435.00'	93.34'	S6°36'24"E	93.16'
C3	15°49'22"	370.00'	102.18'	S81°14'25"W	101.85'

NOTES:

- Bearings referenced to U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- Site improvements are based on the as-built survey conducted on July 08, 2021. Unit square footage shown within this condominium plat are approximate and based on a Overall Site Development Plan prepared by Baird, Hampton & Brown, Inc., dated July 15, 2019.



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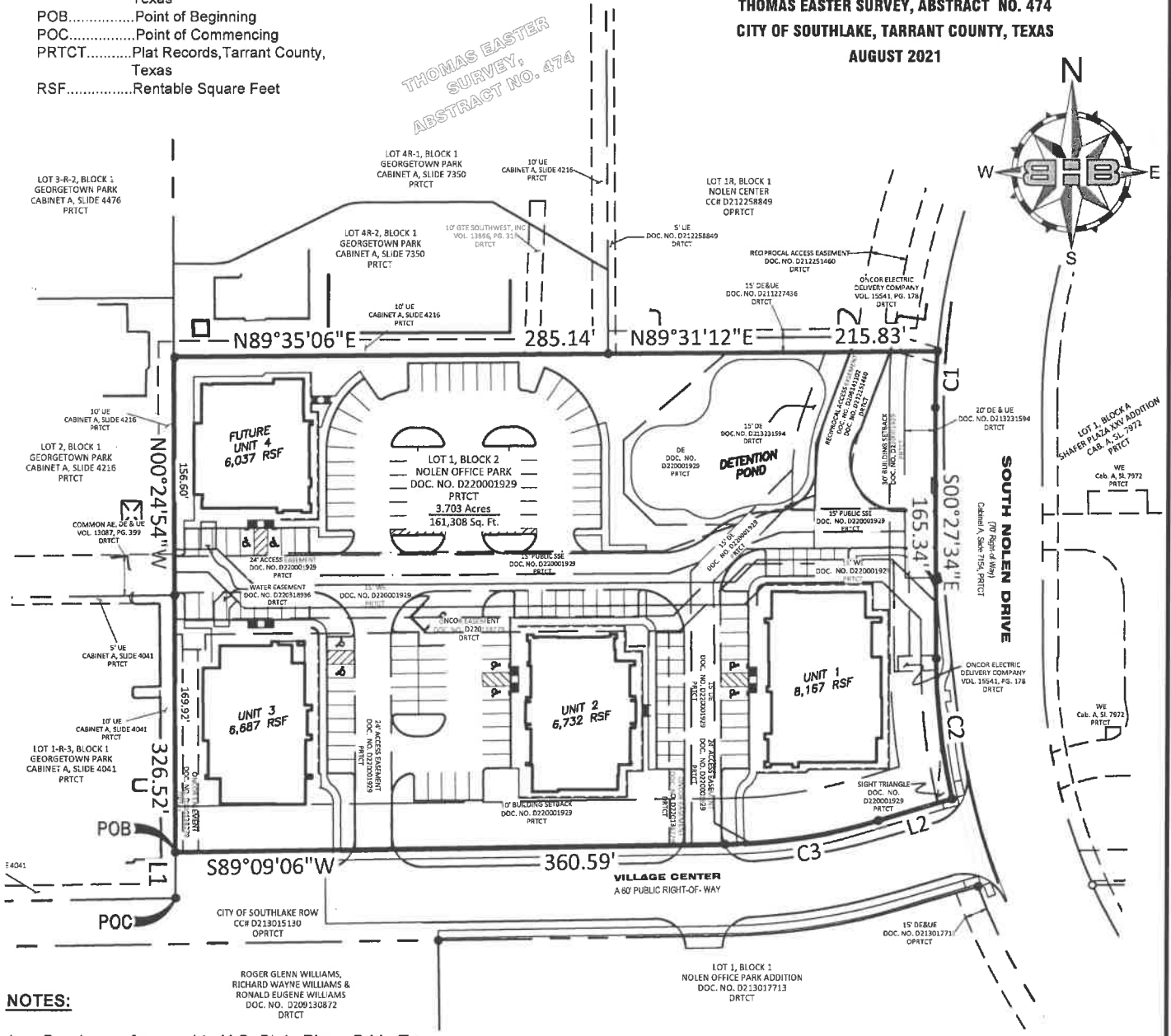
EXHIBIT B
CONDOMINIUM PLAT OF
SOUTH NOLEN MEDICAL

LOT 1, BLOCK 2, NOLEN OFFICE PARK
 THOMAS EASTER SURVEY, ABSTRACT NO. 474
 CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
 AUGUST 2021

LEGEND

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Set Marked "BHB INC"
- CIRF.....Capped Iron Rod Found
- DRTCT.....Deed Records, Tarrant County,
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- POB.....Point of Beginning
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- PRTCT.....Plat Records, Tarrant County,
Texas
- RSF.....Rentable Square Feet

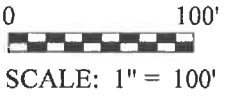
THOMAS EASTER
SURVEY,
ABSTRACT NO. 474



NOTES:

1. Bearings referenced to U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Site improvements are based on the as-built survey conducted on March 11, 2021. Unit square footage shown within this condominium plat are approximate and based on a Overall Site Development Plan prepared by Baird, Hampton & Brown, Inc., dated July 15, 2019.

I Robert A. Lee, do hereby declare that to the best of my knowledge and belief, this condominium plat complies with the Texas Property Code Title 7 Condominiums, Chapter 82, Uniform Condominium Act, Section 82.059.



Robert A. Lee

Robert A. Lee
 State of Texas Registered Professional Land Surveyor
 No. 6895
 Date: 08-06-2021



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EXHIBIT B
CONDOMINIUM PLAT OF
SOUTH NOLEN MEDICAL

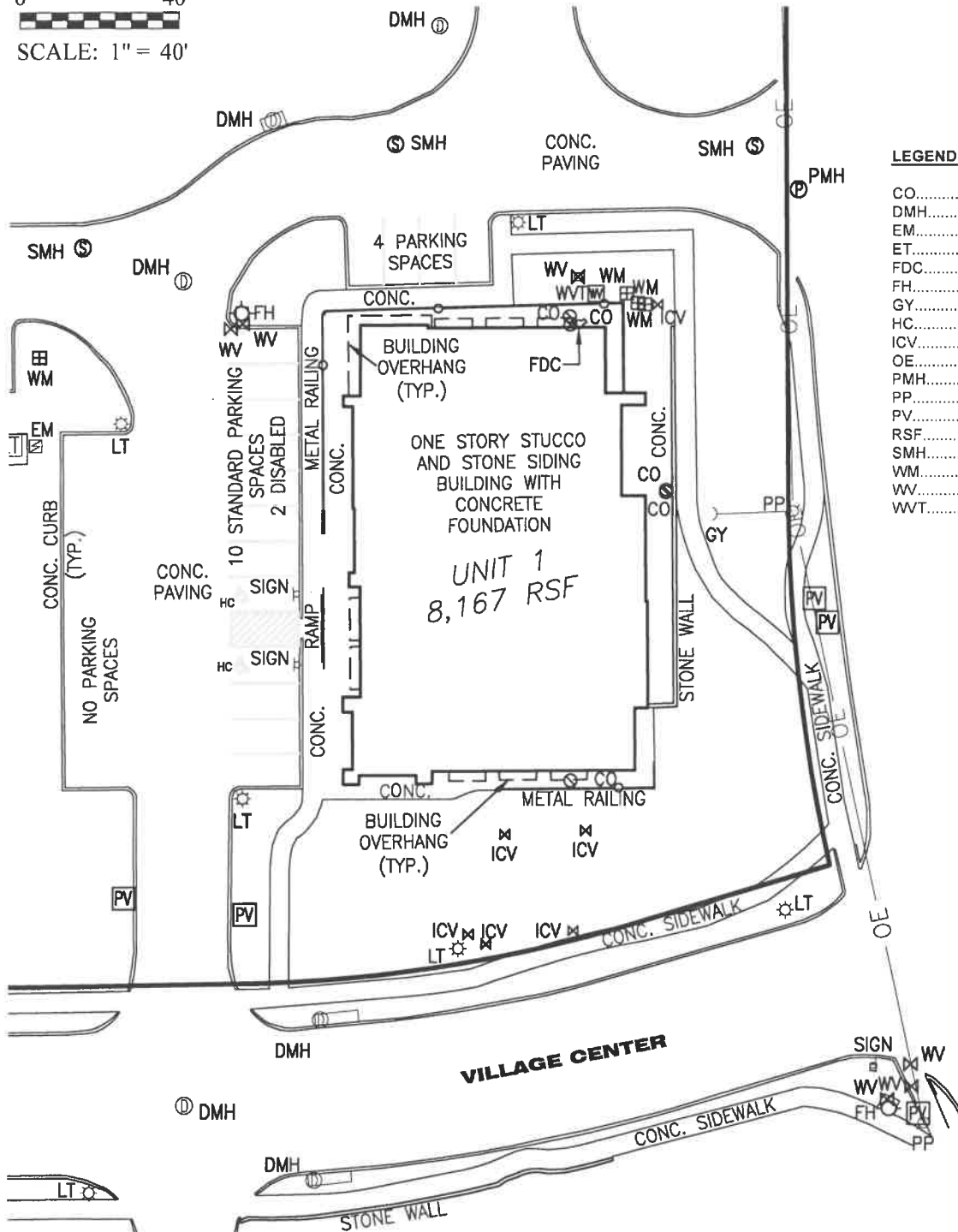
LOT 1, BLOCK 2, NOLEN OFFICE PARK
THOMAS EASTER SURVEY, ABSTRACT NO. 474
CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
AUGUST 2021

NOTES:

1. Site improvements are based on the as-built survey conducted on July 08, 2021. Unit square footage shown within this condominium plat are approximate and based on a Overall Site Development Plan prepared by Baird, Hampton & Brown, Inc., dated July 15, 2019.



0 40'
 SCALE: 1" = 40'



LEGEND

CO.....	Cleanout
DMH.....	Drainage Manhole
EM.....	Electric Meter
ET.....	Electric Transformer
FDC.....	Fire Department Connection
FH.....	Fire Hydrant
GY.....	Guy Wire
HC.....	Handicap Space
ICV.....	Irrigation Control Valve
OE.....	Overhead Electric
PMH.....	Phone Manhole
PP.....	Power Pole
PV.....	Phone Vault
RSF.....	Rentable Square Feet
SMH.....	Sewer Manhole
WM.....	Water Meter
WV.....	Water Valve
WVT.....	Water Vault



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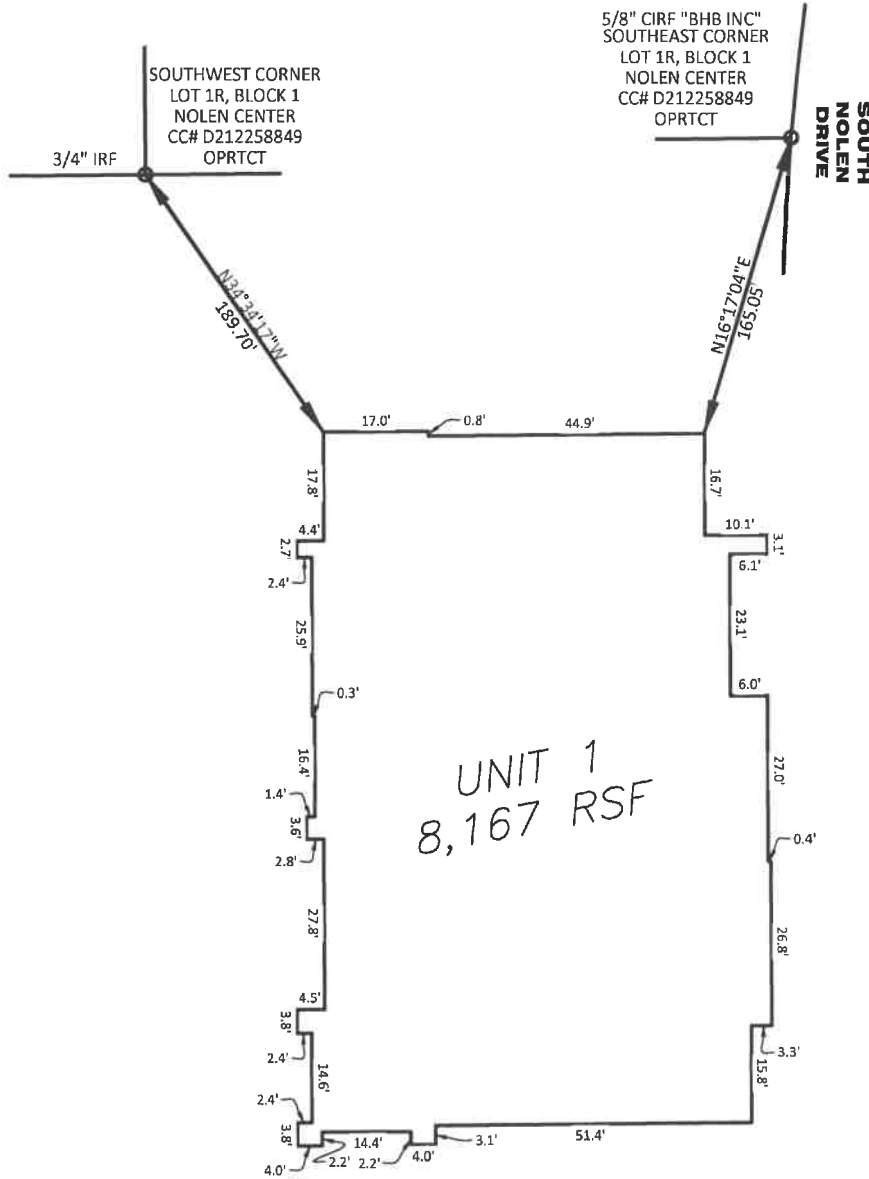
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 THOMAS EASTER SURVEY, ABSTRACT NO. 474
 CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
 AUGUST 2021



0 30'

 SCALE: 1" = 30'



UNIT 1
 8,167 RSF

NOTES:

1. Site improvements are based on the as-built survey conducted on July 08, 2021. Unit square footage shown within this condominium plat are approximate and based on a Overall Site Development Plan prepared by Baird, Hampton & Brown, Inc., dated July 15, 2019.



BAIRD, HAMPTON & BROWN
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LEGEND

- CO.....Cleanout
- DMH.....Drainage Manhole
- EM.....Electric Meter
- ET.....Electric Transformer
- FH.....Fire Hydrant
- HC.....Handicap Space
- ICV.....Irrigation Control Valve
- MB.....Mailbox
- RSF.....Rentable Square Feet
- SMH.....Sewer Manhole
- WV.....Water Valve

EXHIBIT B
CONDOMINIUM PLAT OF
SOUTH NOLEN MEDICAL
LOT 1, BLOCK 2, NOLEN OFFICE PARK
THOMAS EASTER SURVEY, ABSTRACT NO. 474
CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
AUGUST 2021

NOTES:

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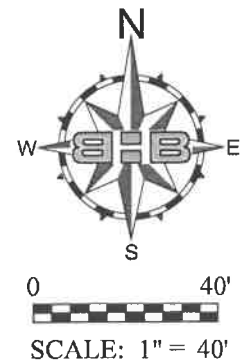
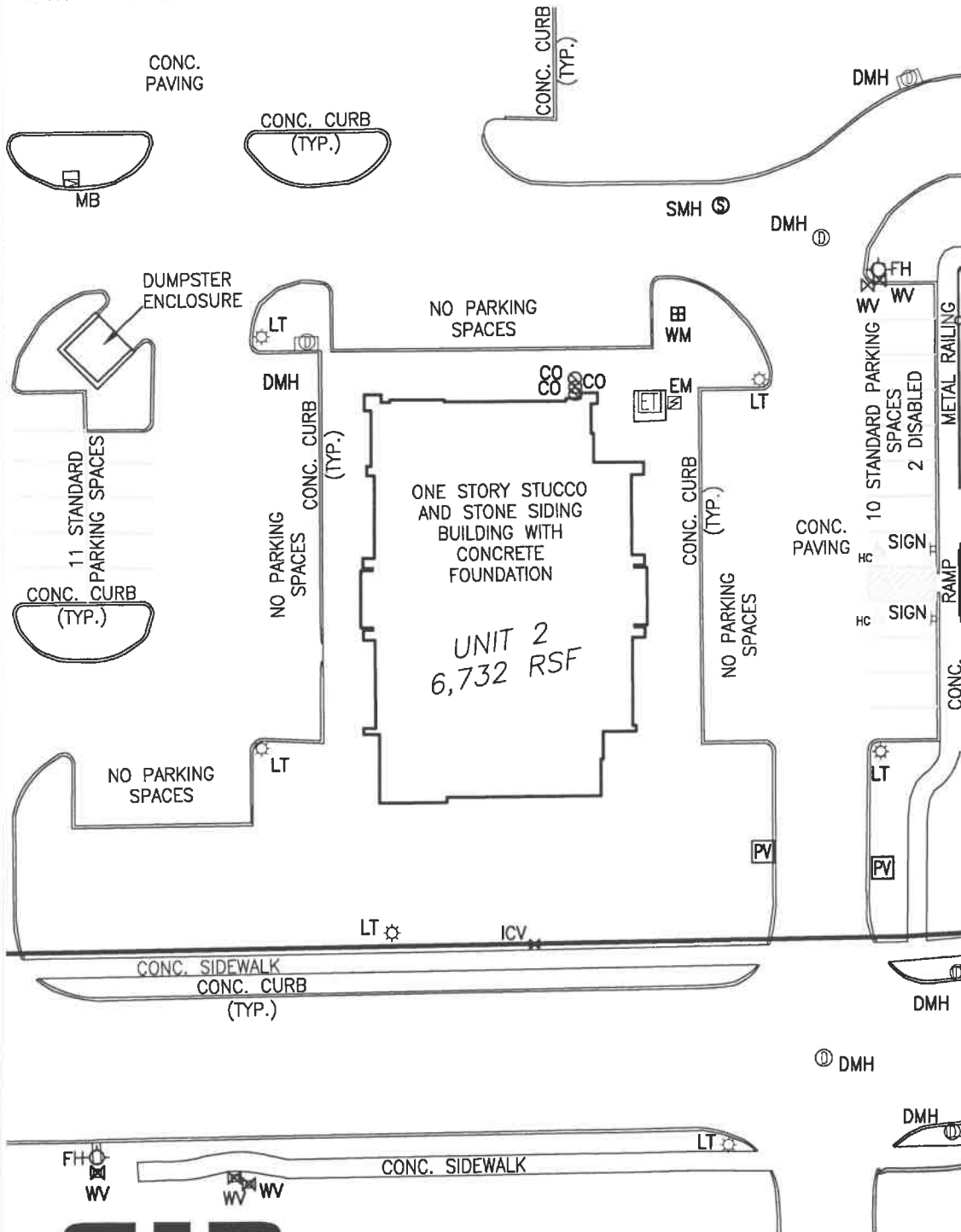


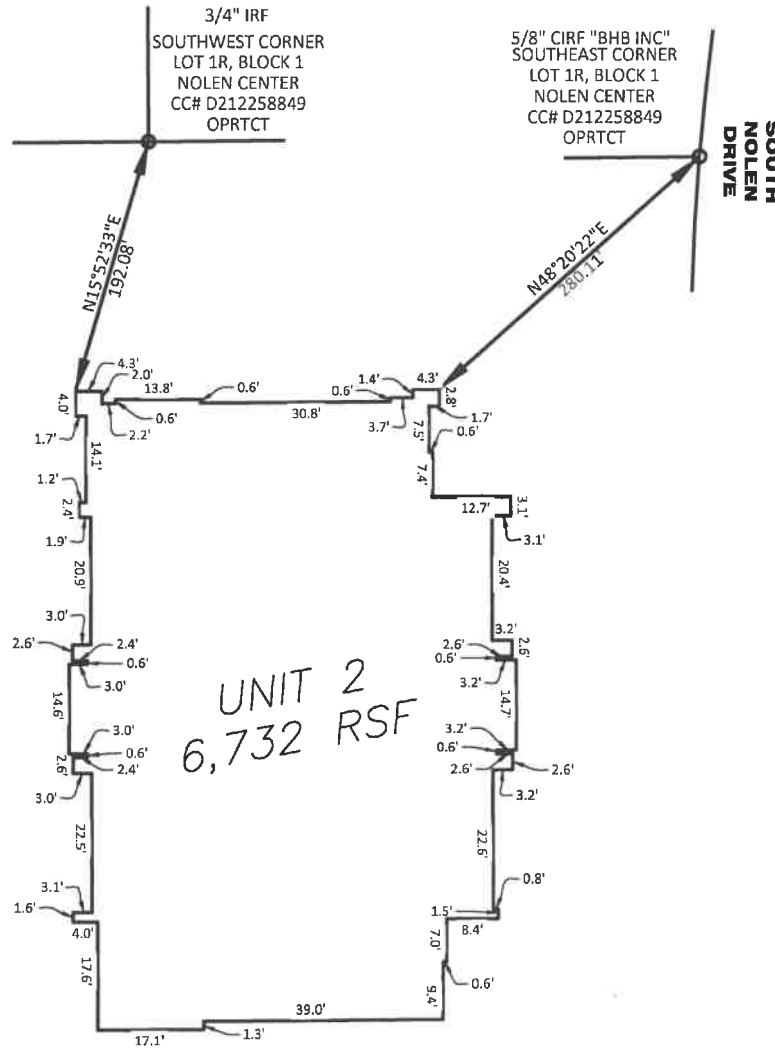
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LOT 1, BLOCK 2, NOLEN OFFICE PARK
 THOMAS EASTER SURVEY, ABSTRACT NO. 474
 CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
 AUGUST 2021



0 30'

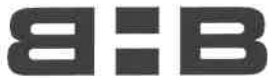
 SCALE: 1" = 30'



UNIT 2
 6,732 RSF

NOTES:

1. Site improvements are based on the as-built survey conducted on July 08, 2021. Unit square footage shown within this condominium plat are approximate and based on a Overall Site Development Plan prepared by Baird, Hampton & Brown, Inc., dated July 15, 2019.



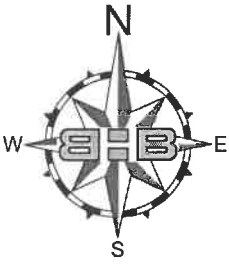
BAIRD, HAMPTON & BROWN

engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
 rlee@bhbinco.com • 817.338.1277 • bhbinco.com
 TBPELS Firm #44, #10011300, #1001302,
 #10194146

EXHIBIT B
CONDOMINIUM PLAT OF
SOUTH NOLEN MEDICAL

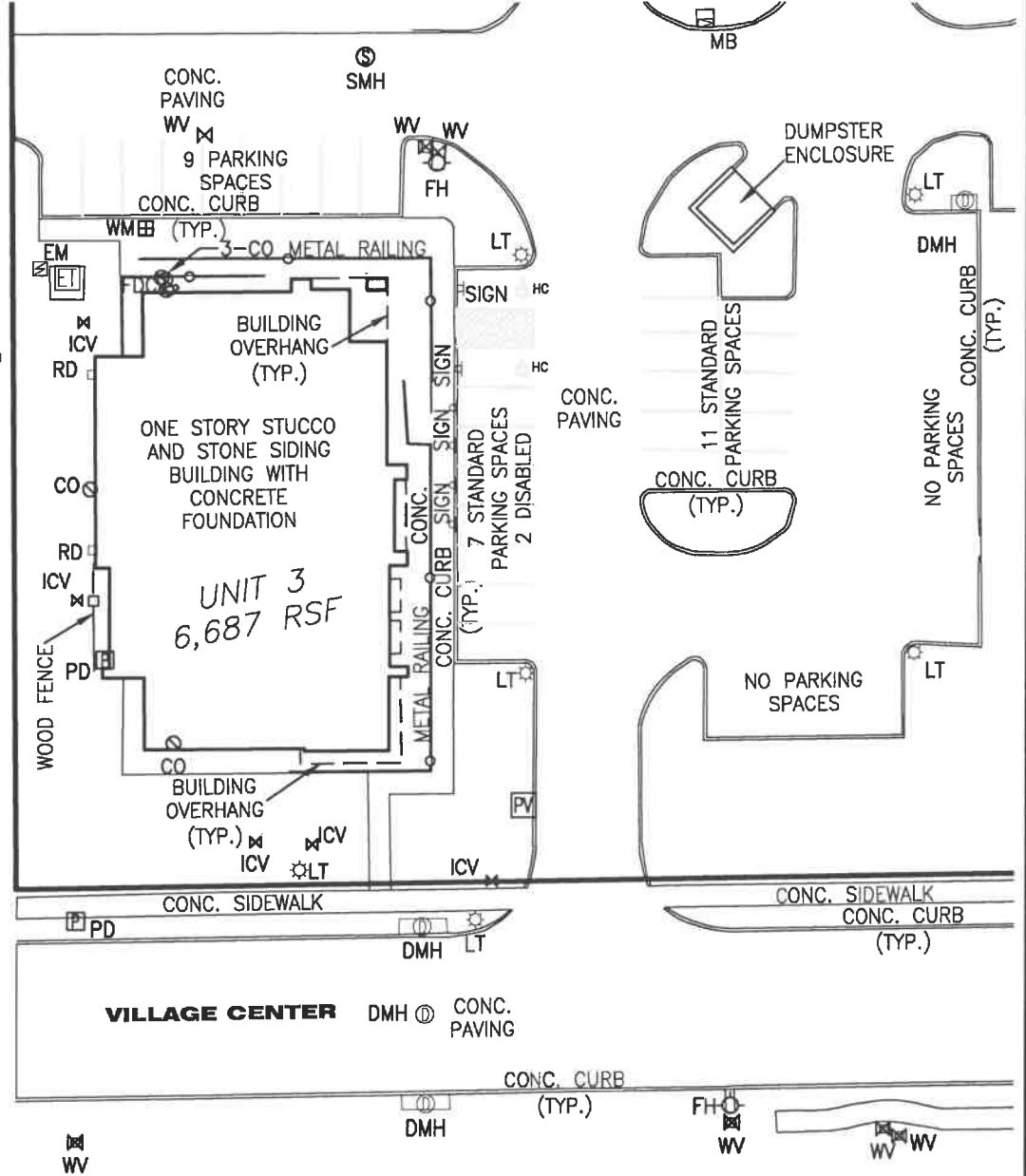
LOT 1, BLOCK 2, NOLEN OFFICE PARK
THOMAS EASTER SURVEY, ABSTRACT NO. 474
CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
AUGUST 2021



0 40'
SCALE: 1" = 40'

LEGEND

BOL.....	Bollard
DMH.....	Drainage Manhole
EM.....	Electric Meter
ET.....	Electric Transformer
FDC.....	Fire Department Connection
FH.....	Fire Hydrant
HC.....	Handicap Space
ICV.....	Irrigation Control Valve
LT.....	Light Pole
MB.....	Mailbox
PD.....	Phone Pedestal
PV.....	Phone Vault
RD.....	Roof Drain
RSF.....	Rentable Square Feet
SMH.....	Sewer Manhole
WV.....	Water Valve
WM.....	Water Meter



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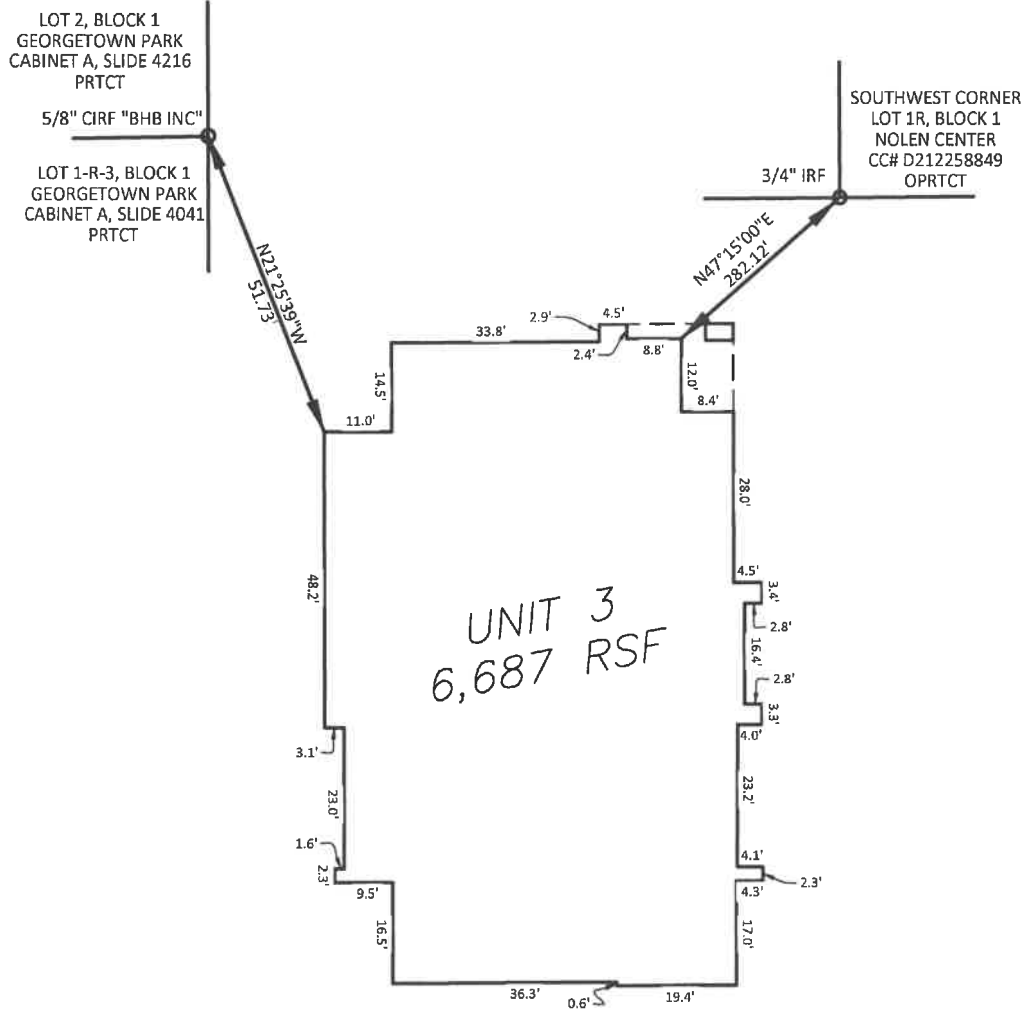
EXHIBIT B
CONDOMINIUM PLAT OF
SOUTH NOLEN MEDICAL

LOT 1, BLOCK 2, NOLEN OFFICE PARK
 THOMAS EASTER SURVEY, ABSTRACT NO. 474
 CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
 AUGUST 2021



0 30'

 SCALE: 1" = 30'



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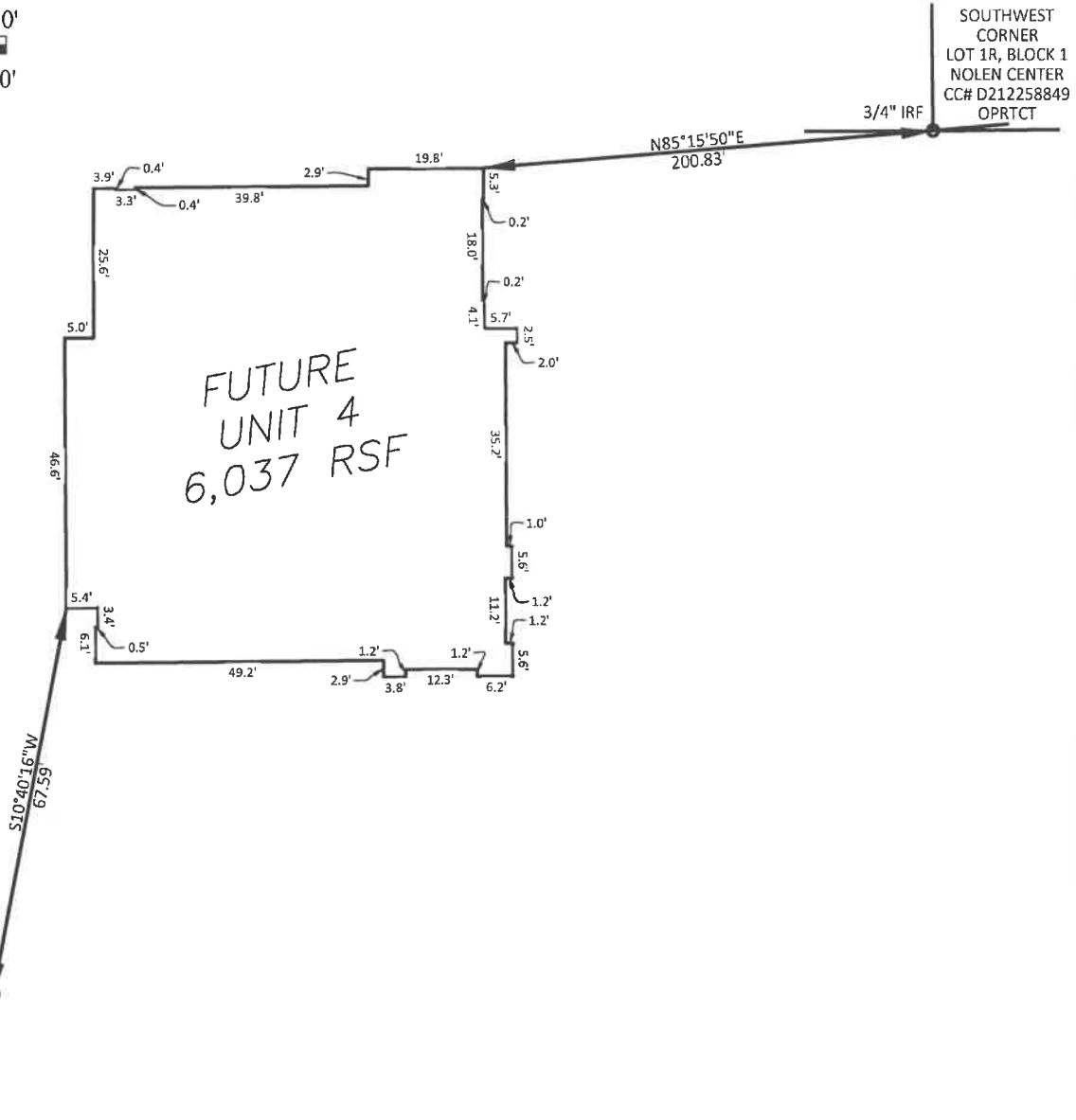
8.06.2021 2:35PM E:\Survey21\300\019 South Nolen Condo Plat\Dwg\condo plat.dwg PAGE 9

EXHIBIT B
CONDOMINIUM PLAT OF
SOUTH NOLEN MEDICAL

LOT 1, BLOCK 2, NOLEN OFFICE PARK
 THOMAS EASTER SURVEY, ABSTRACT NO. 474
 CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS
 AUGUST 2021



0 30'
 SCALE: 1" = 30'



NOTES:

1. Site improvements are based on the as-built survey conducted on July 08, 2021. Unit square footage shown within this condominium plat are approximate and based on a Overall Site Development Plan prepared by Baird, Hampton & Brown, Inc., dated July 15, 2019.



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**CONDOMINIUM PLAT OF
SOUTH NOLEN MEDICAL**

**LOT 1, BLOCK 2, NOLEN OFFICE PARK
THOMAS EASTER SURVEY, ABSTRACT NO. 474
CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS**

AUGUST 2021

Only those easements and restrictions as shown by Schedule B - Item 10 of the Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, GF No. FTDAL-21-9000212100489D having an Effective Date of July 06, 2021 and an Issue Date of July 20, 2021 have been addressed and impact the subject tracts as follows:

- f. Building lines, easements and all other matters shown and noted on the Final Plat thereof recorded under Clerk's File No. D220001929, Plat Records, Tarrant County, Texas. Reference is hereby made to said document for full particulars. **-LOCATED ON SUBJECT TRACT, AS SHOWN**
- g. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Oncor Electric Delivery Company
Purpose: As provided in said document
Recording Date: March 18, 2002
Recording No: Volume 15541, Page 178, Deed Records, Tarrant County, Texas; shown on the Plat thereof recorded under Clerk's File No. D220001929, Plat Records, Tarrant County, Texas **-LOCATED ON SUBJECT TRACT, AS SHOWN**
- h. Matters contained in that certain document
Entitled: Reciprocal Access Easement Agreement
Dated: December 29, 2005
Executed by: and between Loyalty Holdings, LP, a Texas limited partnership and Central Harwood Properties, LLC, a Texas limited liability company Richard Reeder Shanklin and Colby Lee Cline, individuals
Recording Date: May 11, 2006
Recording No: under Clerk's File No. D206141102, Deed Records, Tarrant County, Texas and as amended under County Clerk's File No. D212251460, Official Public Records, Tarrant County, Texas; shown on the Plat thereof recorded under Clerk's File No. D220001929, Plat Records, Tarrant County, Texas
Reference is hereby made to said document for full particulars. **-LOCATED ON SUBJECT TRACT, AS SHOWN**
- i. Easement(s) and rights incidental thereto, as granted in a document: Granted to: City of Southlake
Purpose: As provided in said document
Recording Date: August 30, 2013
Recording No: under Clerk's File No. D213231594, Deed Records, Tarrant County, Texas; shown on the Plat thereof recorded under Clerk's File No. D220001929, Plat Records, Tarrant County, Texas **-LOCATED ON SUBJECT TRACT, AS SHOWN**
- j. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Oncor Electric Delivery Company LLC, a Delaware limited liability company
Purpose: As provided in said document
Recording Date: June 16, 2020
Recording No: under Clerk's File No. D220138279, Real Property Records, Tarrant County, Texas **-LOCATED ON SUBJECT TRACT, AS SHOWN**
- k. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: the City of Southlake, home rule municipal corporation
Purpose: As provided in said document
Recording Date: December 4, 2020
Recording No: under Clerk's File No. D220318936, Real Property Records, Tarrant County, Texas **-LOCATED ON SUBJECT TRACT, AS SHOWN**
- l. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Entitled: Condominium Declaration/By-laws
Recording Date: September 19, 2019
Recording No: under Clerk's File No. D219213471, Real Property Records Tarrant County, Texas Liens and charges as set forth in the above mentioned declaration,
Payable to: South Nolen Medical Condo Association
-ESTABLISHES MUTUAL ACCESS ACROSS COMMON ELEMENTS, SEE DOCUMENT FOR PARTICULARS



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Fidelity National Title Agency, Inc.

711 E. Southlake Blvd., Suite 300
Southlake, TX 76092
Phone (817)722-0063 * Fax (817)288-3345

VIA US MAIL

L and P Nolen #4, Ltd.
Attn: Daniel Molina
365 Miron Drive, Suite A
Southlake, TX 76092

Date: August 23, 2021
GF#: FTDAL-21-9000212100489
Borrower(s): Avila Land, L.L.C., a Washington
limited liability company
Property Address:
230 South Nolen Drive, Unit 3, Southlake, TX 76092

Dear Daniel:

Enclosed please find the following original e-recorded document for the file mentioned above.

- Warranty Deed
- Deed of Trust
- ROL/Assignment
- Power of Attorney
- Other: First Amendment to the Declaration of CCRs

THE ORIGINAL DOCUMENT WILL NOT HAVE ANY RECORDED INFORMATION – ATTACHED TO THE ORIGINAL DOCUMENT IS A COPY OF THE E-RECORDED DOCUMENT THAT NEEDS TO REMAIN WITH THE ORIGINAL DOCUMENT FOR YOUR RECORDS.

If you should have any further questions please contact our office.

Sincerely,

A handwritten signature in blue ink that reads "Leigh Blubaugh". The signature is written in a cursive, flowing style.

Leigh Blubaugh

Leigh.Blubaugh@fnf.com

Enclosure(s)