

SCANNED

STATE OF TEXAS §

§

COUNTY OF BEXAR §



P12-20150000367-6

## SIXTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR OLMOS TOWER CONDOMINIUM

WHEREAS, Olmos Towers Conversion, Ltd., a Texas limited partnership, ("Declarant") executed an Amended and Restated Declaration of Condominium Regime for Olmos Tower Condominium dated October 30, 1998, but made effective as of September 9, 1998, recorded in Volume 7907, Page 9 of the Real Property Records of Bexar County, Texas (the "Declaration"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated October 5, 1999, recorded in Book D, Volume 8165, Page 640 of the Real Property Records of Bexar County, Texas ("First Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated February 14, 2000, recorded in Volume 8311, Page 115 of the Real Property Records of Bexar County, Texas ("Second Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated July 19, 2000, recorded in Volume 8499, Page 0101 of the Real Property Records of Bexar County, Texas ("Third Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated December 10, 2001, recorded in Volume 9222, Page 0113 of the Official Public Records of Bexar County, Texas ("Fourth Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated April 1, 2002, recorded in Volume 9338, Page 463 of the Official Public Records of Bexar County, Texas ("Fifth Amendment");

WHEREAS, Declarant executed an Amendment to the Declaration dated June 20, 2003, recorded in Book 10119, Page 1460 of the Official Public Records of Bexar County, Texas ("Sixth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Seventh Amendment to the Declaration dated November 10, 2006, recorded in Document Number 20060278528 of the Official Public Records of Bexar County, Texas ("Seventh Amendment")

WHEREAS, Olmos Tower Condominium Association, Inc. executed an Eighth Amendment to the Declaration dated November 10, 2006, recorded in Document Number 20060278529 of the Official Public Records of Bexar County, Texas ("Eighth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc., Kay Simanek, Trustee of the Simanek Family 2001 Revocable Trust, Charles Schoenfeld and Tamara L. Schoenfeld executed a Ninth Amendment to the Declaration dated November 15, 2006, recorded in Document Number 20060280664 of the Official Public Records of Bexar County, Texas ("Ninth Amendment") wherein Charles Schoenfeld and Tamara Schoenfeld acquired 537 square feet of adjoining unit 403 and Olmos Tower Condominium Association, Inc. changed the Percentage of Value assigned to Units 403 and 402 and the plat for the fourth floor;



WHEREAS, Olmos Tower Condominium Association, Inc. executed a Tenth Amendment to the Declaration dated February 23, 2009, recorded in Document Number 20090042743 of the Official Public Records of Bexar County, Texas ("Tenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed an Eleventh Amendment to the Declaration dated December 30, 2009, recorded in Document Number 20100019496 of the Official Public Records of Bexar County, Texas ("Eleventh Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Twelfth Amendment to the Declaration dated January 13, 2011, recorded in Document Number 20110013495 of the Official Public Records of Bexar County, Texas ("Twelfth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Thirteenth Amendment to the Declaration dated January 19, 2012, recorded in Document Number 20120021633, Book 15341, Page 2061 of the Official Public Records of Bexar County, Texas ("Thirteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Fourteenth Amendment to the Declaration dated January 25, 2013, recorded in Document Number 20130026511-7, Book 15937, Page 1020 of the Official Public Records of Bexar County, Texas ("Fourteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Fifteenth Amendment to the Declaration dated February 7, 2014, recorded in Document Number 20140025107-9, Book 16554, Page 265 of the Official Public Records of Bexar County, Texas ("Fifteenth Amendment");

WHEREAS, Paragraphs 20.E and 20.F of the Declaration authorize the relocation of boundaries of adjoining units with the written approval of the Board;

WHEREAS, the Board has given written approval of the relocation of the boundaries of Unit 905;

WHEREAS, the Olmos Tower Condominium Association, Inc. wishes to change the Percentage of Value assigned to Unit 905 and change the plat for the ninth floor;

WHEREAS, the plats for each floor are set forth in Addendum III of the Declaration;

WHEREAS, the Percentage of Value assigned to each unit is set forth in Addendum IV of the Declaration;

WHEREAS, the Fifth Amendment amended Addendum IV of the Declaration by replacing Addendum IV with Exhibit "X" a chart showing new Unit designations and Percentages of Value;

WHEREAS, Olmos Tower Condominium Association, Inc. wishes to file a new plat for the ninth floor and further amend Exhibit "X" to show the new Unit designation and Percentages of Value for the ninth floor.

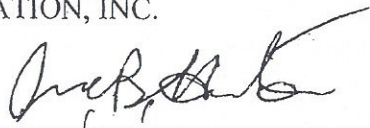
NOW THEREFORE, in consideration of the premises set forth in the Declaration:

1. Attached hereto as Exhibit A is a new plat for the ninth floor of the Olmos Tower Condominium which indicates thereon the new dimensions and square footage of Unit 905 which plat replaces for all purposes the plat for ninth floor contained in Addendum III of the Declaration.
2. Attached hereto is a new Exhibit "X" which sets forth the new Unit Designation and Percentages of Value, which Exhibit "X" replaces for all purposes Addendum IV contained in the declaration and any previous amendments to the Declaration.
3. All other provisions of the Declaration and Amendments are hereby amended and conformed as is necessary to reflect the new plat for the ninth floor of the Olmos Tower Condominium.

Except as amended hereby and by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment; Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment, Twelfth Amendment, Thirteenth Amendment, Fourteenth Amendment and Fifteenth Amendment, the Declaration is hereby ratified and shall remain in full force and effect without change. All capitalized terms used herein shall have the same meaning as set forth in the Declaration.

EXECUTED this 16<sup>th</sup> day of December, 2014.

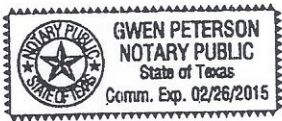
OLMOS TOWERS CONDOMINIUM  
ASSOCIATION, INC.

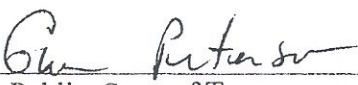


By: Fra. B. Hinton / President

STATE OF TEXAS       §  
                                     §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me on this 16<sup>th</sup> day of December, 2014  
by Fra. B. Hinton President of Olmos Towers  
Condominium Association, Inc. a Texas non-profit corporation.

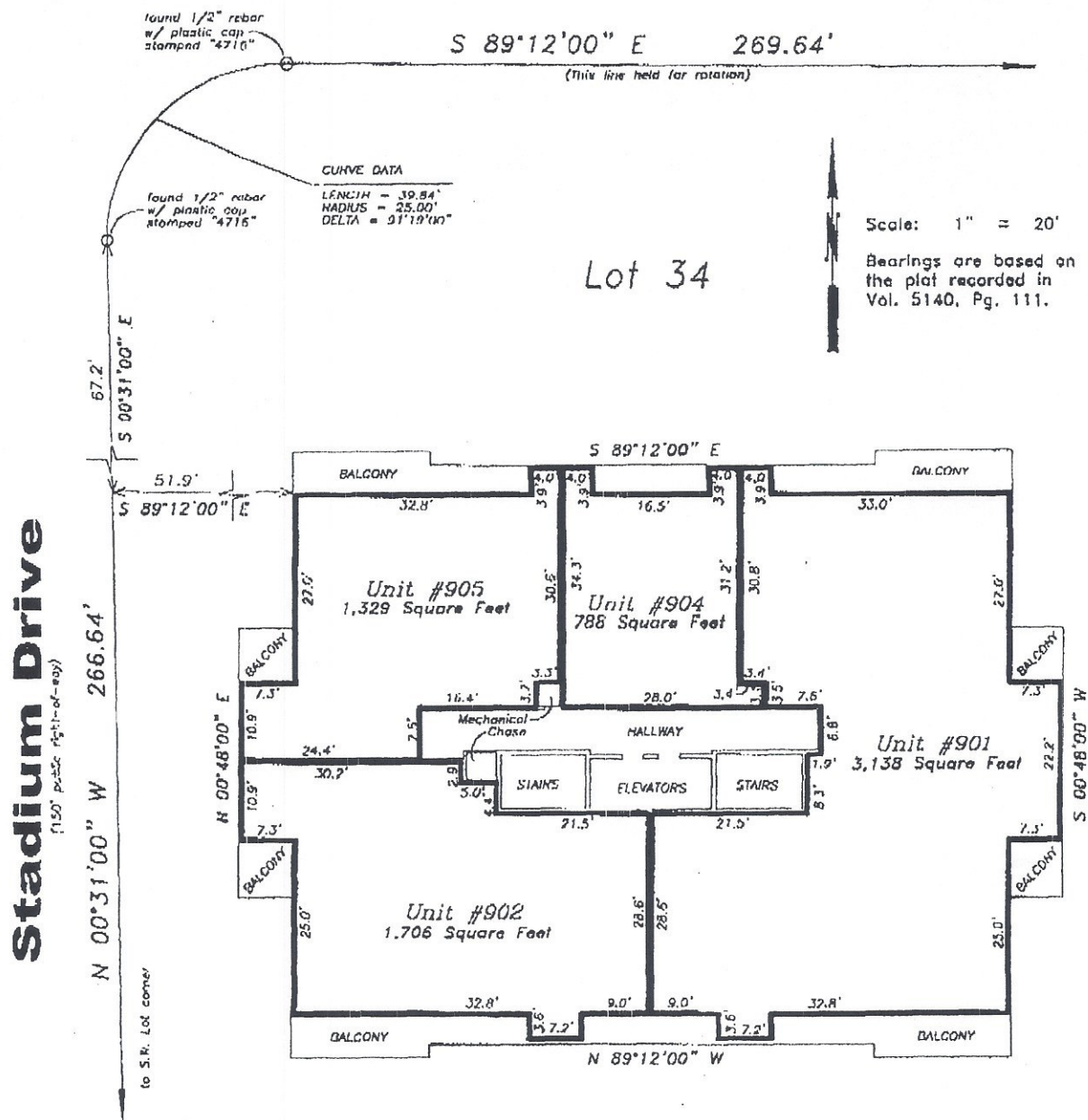


  
Notary Public, State of Texas



**E. Hildebrand Ave.**

(35.6' public right-of-way)



Ninth floor of the Olmos Tower Condominiums, known as #700 E. Hildebrand Ave., San Antonio, Texas, being out of Lot 34, New City Block A-52, San Antonio, Bexar County, Texas, according to the plat recorded in Volume 5140, Page 111 of the Deed and Plat Records of Bexar County, Texas.

REVISED: 4 March 2014  
JOB NO. 96-1640-D1 A



**Gibbons  
Surveying &  
Mapping, Inc.**

P.O. Box 700576,  
San Antonio, Texas  
78270-0576  
(210) 365-4600  
(FAX) 365-4673



**Olmos Tower Condominium Association**  
**Percentage of Ownership**  
**Revised 11/10/2014**

		SF	% of Building			SF	% of Building
Basement	Unit B-1	738	0.72%	Floor 8	Unit 801	3,950	3.84%
	Unit C	950	0.92%		Unit 802	3,094	3.01%
						0	0.00%
		<u>1,688</u>	<u>1.64%</u>		Unit 805	0	0.00%
						<u>7,044</u>	<u>6.84%</u>
Floor 1	Unit 101	3,725	3.62%	Floor 9	Unit 901	3,138	3.05%
	Unit 102	970	0.94%		Unit 902	1,706	1.66%
		<u>4,695</u>	<u>4.56%</u>		Unit 904	788	0.77%
Floor 2	Unit 201	1,661	1.61%		Unit 905	1,329	1.29%
	Unit 202	1,707	1.66%			<u>6,961</u>	<u>6.76%</u>
	Unit 205	3,442	3.34%				
		<u>6,810</u>	<u>6.62%</u>	Floor 10	Unit 1001	3,101	3.01%
Floor 3	Unit 301	2,151	2.09%		Unit 1002	1,718	1.67%
	Unit 302	1,278	1.24%		Unit 1004	788	0.77%
	Unit 303	1,314	1.28%		Unit 1005	1,299	1.26%
	Unit 304	788	0.77%			<u>6,906</u>	<u>6.71%</u>
	Unit 305	1,369	1.33%	Floor 11	Unit 1101	1,725	1.68%
		<u>6,900</u>	<u>6.70%</u>		Unit 1102	1,712	1.66%
Floor 4	Unit 401	1,725	1.68%		Unit 1103	1,314	1.28%
	Unit 402	2,325	2.26%		Unit 1104	788	0.77%
	Unit 403	2,890	2.81%		Unit 1105	1,299	1.26%
						<u>6,838</u>	<u>6.64%</u>
		<u>6,940</u>	<u>6.74%</u>	Floor 12	Unit 1201	1,779	1.73%
Floor 5	Unit 501	1,661	1.61%		Unit 1202	1,644	1.60%
	Unit 502	1,644	1.60%		Unit 1203	1,314	1.28%
	Unit 503	1,314	1.28%		Unit 1204	788	0.77%
	Unit 504	788	0.77%		Unit 1205	1,299	1.26%
	Unit 505	1,299	1.26%			<u>6,824</u>	<u>6.63%</u>
		<u>6,706</u>	<u>6.52%</u>	Floor 13	Unit 1301	1,661	1.61%
Floor 6	Unit 601	1,661	1.61%		Unit 1302	1,644	1.60%
	Unit 602	1,644	1.60%		Unit 1303	1,314	1.28%
	Unit 603	1,314	1.28%		Unit 1304	788	0.77%
	Unit 604	788	0.77%		Unit 1305	1,328	1.29%
	Unit 605	1,299	1.26%			<u>6,735</u>	<u>6.54%</u>
		<u>6,706</u>	<u>6.52%</u>	Floor 14	Unit 1400	5,571	5.41%
Floor 7	Unit 701	1,661	1.61%		Unit 1401	1,791	1.74%
	Unit 702	1,644	1.60%			<u>7,362</u>	<u>7.15%</u>
	Unit 703	1,314	1.28%	Floor 15	Unit 1500	3,518	3.42%
	Unit 705	2,102	2.04%		Unit 1501	3,558	3.46%
		<u>6,721</u>	<u>6.53%</u>			<u>7,076</u>	<u>6.88%</u>

Total Occupied Square Footage	102,912
Total Common Area	<u>23,648</u>
Total Building Area	<u>126,560</u>

EXHIBIT "X"

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law  
STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this Instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

**JAN - 2 2015**



*Gerard C. Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20150000367 Fees: \$46.00  
01/02/2015 2:07PM # Pages 6  
Filed & Recorded in the Official  
Public Records of BEXAR COUNTY  
GERARD C. RICKHOFF COUNTY CLERK



STATE OF TEXAS     §  
                                      §  
 COUNTY OF BEXAR   §

**SEVENTEENTH AMENDMENT TO DECLARATION OF  
 CONDOMINIUM REGIME FOR OLMOS TOWER CONDOMINIUM**

WHEREAS, Olmos Towers Conversion, Ltd., a Texas limited partnership, ("Declarant") executed an Amended and Restated Declaration of Condominium Regime for Olmos Tower Condominium dated October 30, 1998, but made effective as of September 9, 1998, recorded in Volume 7907, Page 9 of the Real Property Records of Bexar County, Texas (the "Declaration"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated October 5, 1999, recorded in Book D, Volume 8165, Page 640 of the Real Property Records of Bexar County, Texas ("First Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated February 14, 2000, recorded in Volume 8311, Page 115 of the Real Property Records of Bexar County, Texas ("Second Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated July 19, 2000, recorded in Volume 8499, Page 0101 of the Real Property Records of Bexar County, Texas ("Third Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated December 10, 2001, recorded in Volume 9222, Page 0113 of the Official Public Records of Bexar County, Texas ("Fourth Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated April 1, 2002, recorded in Volume 9338, Page 463 of the Official Public Records of Bexar County, Texas ("Fifth Amendment");

WHEREAS, Declarant executed an Amendment to the Declaration dated June 20, 2003, recorded in Book 10119, Page 1460 of the Official Public Records of Bexar County, Texas ("Sixth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Seventh Amendment to the Declaration dated November 10, 2006, recorded in Document Number 20060278528 of the Official Public Records of Bexar County, Texas ("Seventh Amendment")

WHEREAS, Olmos Tower Condominium Association, Inc. executed an Eighth Amendment to the Declaration dated November 10, 2006, recorded in Document Number 20060278529 of the Official Public Records of Bexar County, Texas ("Eighth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc., Kay Simanek, Trustee of the Simanek Family 2001 Revocable Trust, Charles Schoenfeld and Tamara L. Schoenfeld executed a Ninth Amendment to the Declaration dated November 15, 2006, recorded in Document Number 20060280664 of the Official Public Records of Bexar County, Texas ("Ninth Amendment") wherein Charles Schoenfeld and Tamara Schoenfeld acquired 537 square feet of adjoining unit 403 and Olmos Tower Condominium Association, Inc. changed the Percentage of Value assigned to Units 403 and 402 and the plat for the fourth floor;



WHEREAS, Olmos Tower Condominium Association, Inc. executed a Tenth Amendment to the Declaration dated February 23, 2009, recorded in Document Number 20090042743 of the Official Public Records of Bexar County, Texas ("Tenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed an Eleventh Amendment to the Declaration dated December 30, 2009, recorded in Document Number 20100019496 of the Official Public Records of Bexar County, Texas ("Eleventh Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Twelfth Amendment to the Declaration dated January 13, 2011, recorded in Document Number 20110013495 of the Official Public Records of Bexar County, Texas ("Twelfth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Thirteenth Amendment to the Declaration dated January 19, 2012, recorded in Document Number 20120021633, Book 15341, Page 2061 of the Official Public Records of Bexar County, Texas ("Thirteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Fourteenth Amendment to the Declaration dated January 25, 2013, recorded in Document Number 20130026511-7, Book 15937, Page 1020 of the Official Public Records of Bexar County, Texas ("Fourteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Fifteenth Amendment to the Declaration dated February 7, 2014, recorded in Document Number 20140025107-9, Book 16554, Page 265 of the Official Public Records of Bexar County, Texas ("Fifteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Sixteenth Amendment to the Declaration dated December 16, 2014, recorded in Document Number 20150000367-6, Book 17032, Page 215 of the Official Public Records of Bexar County, Texas ("Sixteenth Amendment");

WHEREAS, Paragraphs 20.E and 20.F of the Declaration authorize the relocation of boundaries of adjoining units with the written approval of the Board;

WHEREAS, the Board has given written approval of the relocation of the boundaries of Unit 1101;

WHEREAS, the Olmos Tower Condominium Association, Inc. wishes to change the Percentage of Value assigned to Unit 1101 and change the plat for the eleventh floor;

WHEREAS, the plats for each floor are set forth in Addendum III of the Declaration;

WHEREAS, the Percentage of Value assigned to each unit is set forth in Addendum IV of the Declaration;

WHEREAS, the Fifth Amendment amended Addendum IV of the Declaration by replacing Addendum IV with Exhibit "X" a chart showing new Unit designations and Percentages of Value;

WHEREAS, Olmos Tower Condominium Association, Inc. wishes to file a new plat for the eleventh floor and further amend Exhibit "X" to show the new Unit designation and Percentages of Value for the eleventh floor.

NOW THEREFORE, in consideration of the premises set forth in the Declaration:

1. Attached hereto as Exhibit A is a new plat for the eleventh floor of the Olmos Tower Condominium which indicates thereon the new dimensions and square footage of Unit 1101 which plat replaces for all purposes the plat for eleventh floor contained in Addendum III of the Declaration.
2. Attached hereto is a new Exhibit "X" which sets forth the new Unit Designation and



Percentages of Value, which Exhibit "X" replaces for all purposes Addendum IV contained in the Declaration and any previous amendments to the Declaration.

3. All other provisions of the Declaration and Amendments are hereby amended and conformed as is necessary to reflect the new plat for the eleventh floor of the Olmos Tower Condominium.

Except as amended hereby and by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment, Twelfth Amendment, Thirteenth Amendment, Fourteenth Amendment, Fifteenth Amendment and Sixteenth Amendment, the Declaration is hereby ratified and shall remain in full force and effect without change. All capitalized terms used herein shall have the same meaning as set forth in the Declaration.

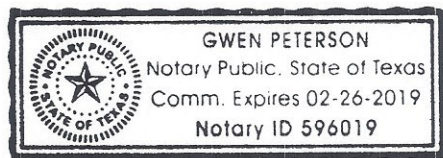
EXECUTED this 13<sup>th</sup> day of January, 2016.

OLMOS TOWERS CONDOMINIUM  
ASSOCIATION, INC.

[Signature]  
By: President

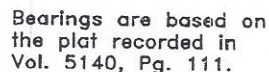
STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me on this 13<sup>th</sup> day of January, 2016  
by Ira B. Hinton President of Olmos Towers  
Condominium Association, Inc. a Texas non-profit corporation.



Gwen Peterson  
Notary Public, State of Texas

(55.6' public right-of-way)



P.O. Box 700576,  
San Antonio, Texas  
78270-0576  
(210) 366-4600  
(FAX) 366-4673



**Olmos Tower Condominium Association**  
**Percentage of Ownership**  
**Revised 2/12/2016**

		SF	% of Building			SF	% of Building
Basement				Floor 8	Unit 801	3,950	3.83%
	Unit B-1	738	0.72%		Unit 802	3,094	3.00%
	Unit C	950	0.92%			0	0.00%
		<u>1,688</u>	<u>1.64%</u>		Unit 805	0	0.00%
						<u>7,044</u>	<u>6.84%</u>
Floor 1	Unit 101	3,725	3.62%	Floor 9	Unit 901	3,138	3.05%
	Unit 102	970	0.94%		Unit 902	1,706	1.66%
		<u>4,695</u>	<u>4.56%</u>		Unit 904	788	0.76%
Floor 2	Unit 201	1,661	1.61%		Unit 905	1,329	1.29%
	Unit 202	1,707	1.66%			<u>6,961</u>	<u>6.76%</u>
	Unit 205	3,442	3.34%				
		<u>6,810</u>	<u>6.61%</u>	Floor 10	Unit 1001	3,101	3.01%
Floor 3	Unit 301	2,151	2.09%		Unit 1002	1,718	1.67%
	Unit 302	1,278	1.24%		Unit 1004	788	0.76%
	Unit 303	1,314	1.28%		Unit 1005	1,299	1.26%
	Unit 304	788	0.76%			<u>6,906</u>	<u>6.70%</u>
	Unit 305	1,369	1.33%	Floor 11	Unit 1101	3,151	3.06%
		<u>6,900</u>	<u>6.70%</u>		Unit 1102	1,712	1.66%
Floor 4	Unit 401	1,725	1.67%		Unit 1104	788	0.76%
	Unit 402	2,325	2.26%		Unit 1105	1,299	1.26%
	Unit 403	2,890	2.81%			<u>6,950</u>	<u>6.75%</u>
		<u>6,940</u>	<u>6.74%</u>	Floor 12	Unit 1201	1,779	1.73%
Floor 5	Unit 501	1,661	1.61%		Unit 1202	1,644	1.60%
	Unit 502	1,644	1.60%		Unit 1203	1,314	1.28%
	Unit 503	1,314	1.28%		Unit 1204	788	0.76%
	Unit 504	788	0.76%		Unit 1205	1,299	1.26%
	Unit 505	1,299	1.26%			<u>6,824</u>	<u>6.62%</u>
		<u>6,706</u>	<u>6.51%</u>	Floor 13	Unit 1301	1,661	1.61%
Floor 6	Unit 601	1,661	1.61%		Unit 1302	1,644	1.60%
	Unit 602	1,644	1.60%		Unit 1303	1,314	1.28%
	Unit 603	1,314	1.28%		Unit 1304	788	0.76%
	Unit 604	788	0.76%		Unit 1305	1,328	1.29%
	Unit 605	1,299	1.26%			<u>6,735</u>	<u>6.54%</u>
		<u>6,706</u>	<u>6.51%</u>	Floor 14	Unit 1400	5,571	5.41%
Floor 7	Unit 701	1,661	1.61%		Unit 1401	1,791	1.74%
	Unit 702	1,644	1.60%			<u>7,362</u>	<u>7.15%</u>
	Unit 703	1,314	1.28%	Floor 15	Unit 1500	3,518	3.41%
	Unit 705	2,102	2.04%		Unit 1501	3,558	3.45%
		<u>6,721</u>	<u>6.52%</u>			<u>7,076</u>	<u>6.87%</u>

Total Occupied Square Footage	103,024
Total Common Area	<u>23,536</u>
Total Building Area	126,560

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law  
STATE OF TEXAS, COUNTY OF BEXAR  
I hereby Certify that this Instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

FEB 12 2016



*Gerard C. Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20160026290 Fees: \$46.00  
02/12/2016 12:33PM # Pages 6  
Filed & Recorded in the Official  
Public Records of BEXAR COUNTY  
GERARD C. RICKHOFF COUNTY CLERK

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.



STATE OF TEXAS     §  
                              §  
COUNTY OF BEXAR   §

**EIGHTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM  
REGIME FOR OLMOS TOWER CONDOMINIUM**

WHEREAS, Olmos Towers Conversion, Ltd., a Texas limited partnership, ("Declarant") executed an Amended and Restated Declaration of Condominium Regime for Olmos Tower Condominium dated October 30, 1998, but made effective as of September 9, 1998, recorded in Volume 7907, Page 9 of the Real Property Records of Bexar County, Texas (the "Declaration"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated October 5, 1999, recorded in Book D, Volume 8165, Page 640 of the Real Property Records of Bexar County, Texas ("First Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated February 14, 2000, recorded in Volume 8311, Page 115 of the Real Property Records of Bexar County, Texas ("Second Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated July 19, 2000, recorded in Volume 8499, Page 0101 of the Real Property Records of Bexar County, Texas ("Third Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated December 10, 2001, recorded in Volume 9222, Page 0113 of the Official Public Records of Bexar County, Texas ("Fourth Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated April 1, 2002, recorded in Volume 9338, Page 463 of the Official Public Records of Bexar County, Texas ("Fifth Amendment");

WHEREAS, Declarant executed an Amendment to the Declaration dated June 20, 2003, recorded in Book 10119, Page 1460 of the Official Public Records of Bexar County, Texas ("Sixth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Seventh Amendment to the Declaration dated November 10, 2006, recorded in Document Number 20060278528 of the Official Public Records of Bexar County, Texas ("Seventh Amendment")

WHEREAS, Olmos Tower Condominium Association, Inc. executed an Eighth Amendment to the Declaration dated November 10, 2006, recorded in Document Number 20060278529 of the Official Public Records of Bexar County, Texas ("Eighth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc., Kay Simanek, Trustee of the Simanek Family 2001 Revocable Trust, Charles Schoenfeld and Tamara L. Schoenfeld executed a Ninth Amendment to the Declaration dated November 15, 2006, recorded in Document Number 20060280664 of the Official Public Records of Bexar County, Texas ("Ninth Amendment") wherein Charles Schoenfeld and Tamara Schoenfeld acquired 537 square feet of adjoining unit 403 and Olmos Tower Condominium Association, Inc. changed the Percentage of Value assigned to Units 403 and 402 and the plat for the fourth floor;

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Tenth Amendment to the Declaration dated February 23, 2009, recorded in Document Number 20090042743 of the Official Public Records of Bexar County, Texas ("Tenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed an Eleventh Amendment to the Declaration dated December 30, 2009, recorded in Document Number 20100019496 of the Official Public Records of Bexar County, Texas ("Eleventh Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Twelfth Amendment to the Declaration dated January 13, 2011, recorded in Document Number 20110013495 of the Official Public Records of Bexar County, Texas ("Twelfth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Thirteenth Amendment to the Declaration dated January 19, 2012, recorded in Document Number 20120021633, Book 15341, Page 2061 of the Official Public Records of Bexar County, Texas ("Thirteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Fourteenth Amendment to the Declaration dated January 25, 2013, recorded in Document Number 20130026511-7, Book 15937, Page 1020 of the Official Public Records of Bexar County, Texas ("Fourteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Fifteenth Amendment to the Declaration dated February 7, 2014, recorded in Document Number 20140025107-9, Book 16554, Page 265 of the Official Public Records of Bexar County, Texas ("Fifteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Sixteenth Amendment to the Declaration dated December 16, 2014, recorded in Document Number 20150000367-6, Book 17032, Page 215 of the Official Public Records of Bexar County, Texas ("Sixteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Seventeenth Amendment to the Declaration dated January 13, 2016, recorded in Document Number 20160026290-6, Book 17692, Page 2234 of the Official Public Records of Bexar County, Texas ("Seventeenth Amendment");

WHEREAS, Paragraphs 20.E and 20.F of the Declaration authorize the relocation of boundaries of adjoining units with the written approval of the Board;

WHEREAS, the Board has given written approval of the relocation of the boundaries of Units 505, 601, 603, 705, 1301 and 1303;

WHEREAS, the Olmos Tower Condominium Association, Inc. wishes to change the Percentage of Value assigned to Units 505, 601, 603, 705, 1301 and 1303 and change the plats for the fifth, sixth, seventh and thirteenth floors;

WHEREAS, the plats for each floor are set forth in Addendum III of the Declaration;

WHEREAS, the Percentage of Value assigned to each unit is set forth in Addendum IV of the Declaration;

WHEREAS, the Fifth Amendment amended Addendum IV of the Declaration by replacing Addendum IV with Exhibit "X" a chart showing new Unit designations and Percentages of Value;

WHEREAS, Olmos Tower Condominium Association, Inc. wishes to file a new plat for the fifth, sixth, seventh and thirteenth floors and further amend Exhibit "X" to show the new Unit designation and Percentages of Value for the fifth, sixth, seventh and thirteenth floors.

NOW THEREFORE, in consideration of the premises set forth in the Declaration:

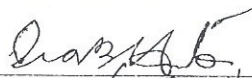


1. Attached hereto as Exhibit A is a new plat for the fifth floor of the Olmos Tower Condominium which indicates thereon the new dimensions and square footage of Unit 505 which plat replaces for all purposes the plat for fifth floor contained in Addendum III of the Declaration.
2. Attached hereto as Exhibit B is a new plat for the sixth floor of the Olmos Tower Condominium which indicates thereon the new dimensions and square footage of Units 601 and 603 which plat replaces for all purposes the plat for sixth floor contained in Addendum III of the Declaration.
3. Attached hereto as Exhibit C is a new plat for the seventh floor of the Olmos Tower Condominium which indicates thereon the new dimensions and square footage of Unit 705 which plat replaces for all purposes the plat for seventh floor contained in Addendum III of the Declaration.
4. Attached hereto as Exhibit D is a new plat for the thirteenth floor of the Olmos Tower Condominium which indicates thereon the new dimensions and square footage of Units 1301 and 1303 which plat replaces for all purposes the plat for thirteenth floor contained in Addendum III of the Declaration.
5. Attached hereto is a new Exhibit "X" which sets forth the new Unit Designation and Percentages of Value, which Exhibit "X" replaces for all purposes Addendum IV contained in the Declaration and any previous amendments to the Declaration.
6. All other provisions of the Declaration and Amendments are hereby amended and conformed as is necessary to reflect the new plats for the fifth, sixth, seventh and thirteen floors of the Olmos Tower Condominium.

Except as amended hereby and by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment, Twelfth Amendment, Thirteenth Amendment, Fourteenth Amendment, Fifteenth Amendment, Sixteenth Amendment and Seventeenth Amendment, the Declaration is hereby ratified and shall remain in full force and effect without change. All capitalized terms used herein shall have the same meaning as set forth in the Declaration.

EXECUTED this 8<sup>th</sup> day of February, 2017.

OLMOS TOWERS CONDOMINIUM  
ASSOCIATION, INC.

  
By: Ira B. Hinton

STATE OF TEXAS

§

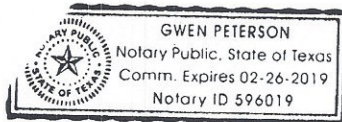
§

COUNTY OF BEXAR

§

This instrument was acknowledged before me on this 8<sup>th</sup> day of February, 2017  
by Ila B. Hinton President of Olmos Towers  
Condominium Association, Inc. a Texas non-profit corporation.

Gwen Peterson  
Notary Public, State of Texas





(55.6' public right-of-way)

(This line held for rotation)

CURVE DATA

LENGTH = 39.84'  
RADIUS = 25.00'  
DELTA = 91°19'00"

5th Floor

Finished Floor = 823.08  
Finished Ceiling = 830.86  
7,910 Total Square Feet  
6,706 Available Square Feet

Scale: 1" = 20'

Bearings are based on  
the plat recorded in  
Vol. 5140, Pg. 111.

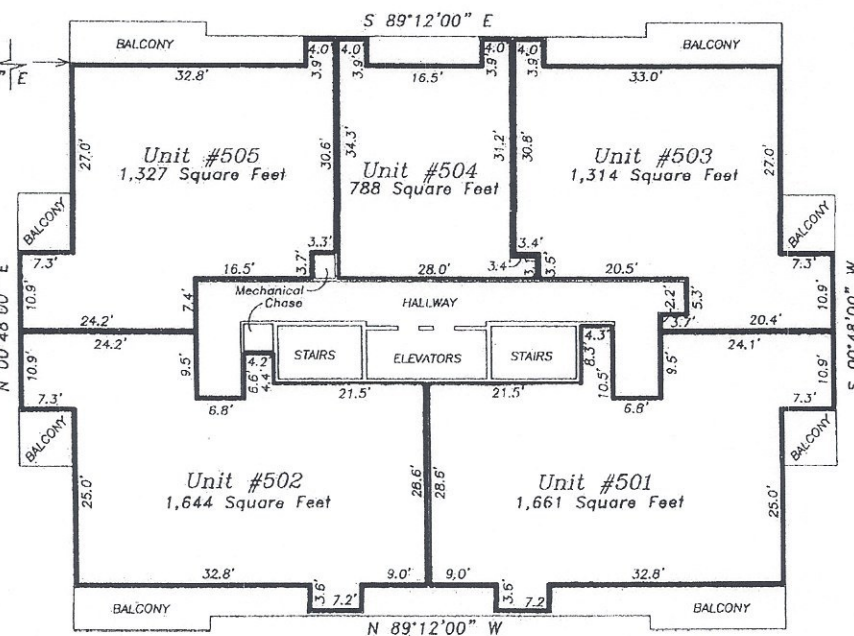
Lot 34



(150' public right-of-way)

N 00°31'00" W 266.64' 67.2' S 00°31'00" E

o S.W. Lot corner



REV: July 1, 2016

JOB NO. 96-1640-01 A



**Gibbons  
Surveying &  
Mapping, Inc.**

P.O. Box 700576,  
San Antonio, Texas  
78270-0576  
(210) 366-4600  
(FAX) 366-4673

(55.6' public right-of-way)

(This line held for rotation)

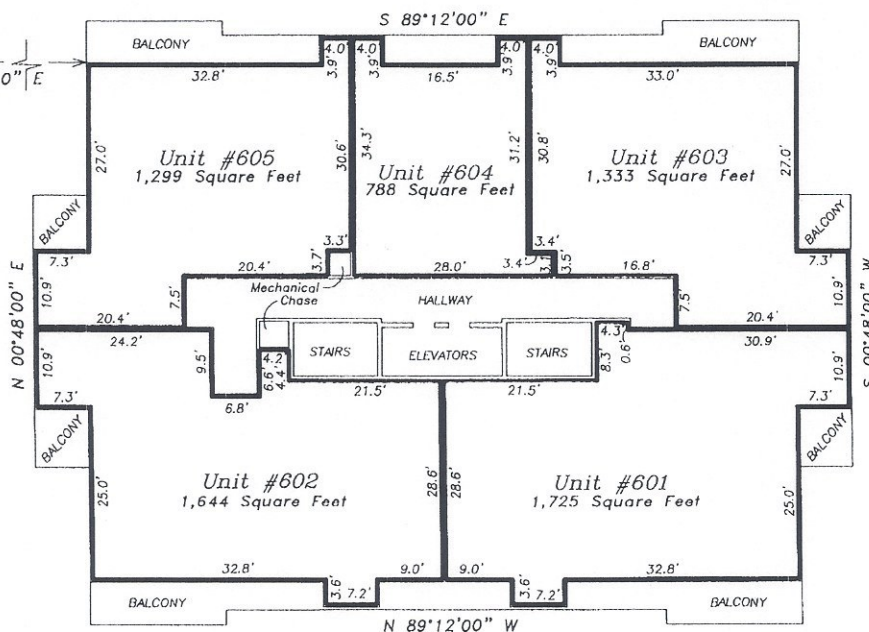
LENGTH = 39.84'  
RADIUS = 25.00'  
DELTA = 91°19'00"

Bearings are based on  
the plat recorded in  
Vol. 5140, Pg. 111.

(150' public right-of-way)

N 00°31'00" W 266.64' 67.2' S 00°31'00" E

to S.W. Lot corner



November 8, 2016  
JOB NO. 96-1640-01 A



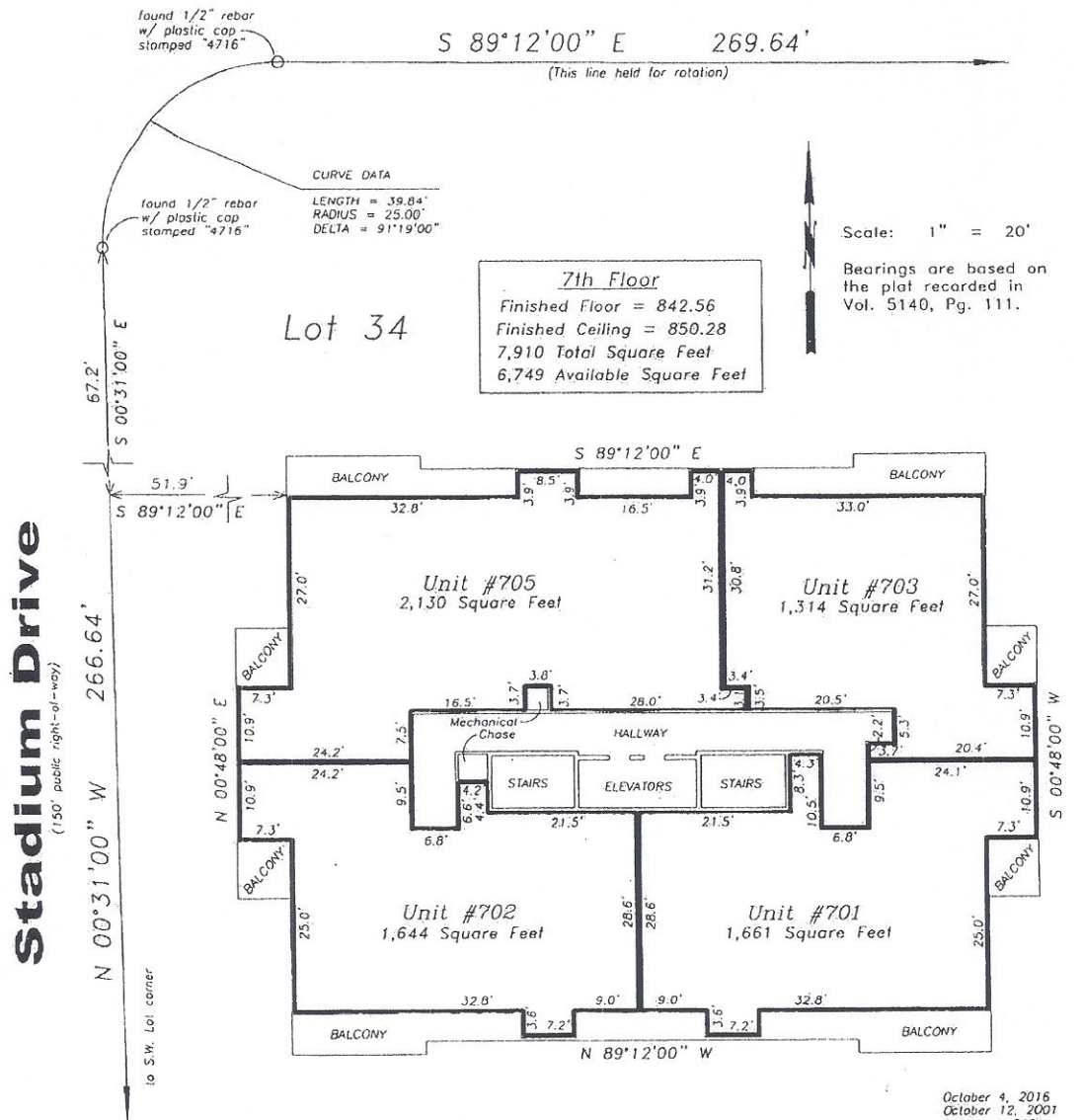
**Gibbons  
Surveying &  
Mapping, Inc.**

P.O. Box 700576,  
San Antonio, Texas  
78270-0576  
(210) 366-4600  
(FAX) 366-4673



# E. Hildebrand Ave.

(55.6' public right-of-way)



Seventh floor of the Olmos Tower Condominiums, known as #702 E. Hildebrand Ave., San Antonio, Texas, being out of Lot 34, New City Block A-52, San Antonio, Bexar County, Texas, according to the plat recorded in Volume 5140, Page 111 of the Deed and Plat Records of Bexar County, Texas.

October 4, 2016  
 October 12, 2001  
 August 1, 2001  
 September 4, 1998  
 JOB NO. 96-1640-D1 A



**Gibbons  
 Surveying &  
 Mapping, Inc.**

P.O. Box 700576,  
 San Antonio, Texas  
 78270-0576  
 (210) 366-4600  
 (FAX) 366-4673

(55.6' public right-of-way)

(This line held for rotation)

LENGTH = 39.84'  
RADIUS = 25.00'  
DELTA = 91°19'00"

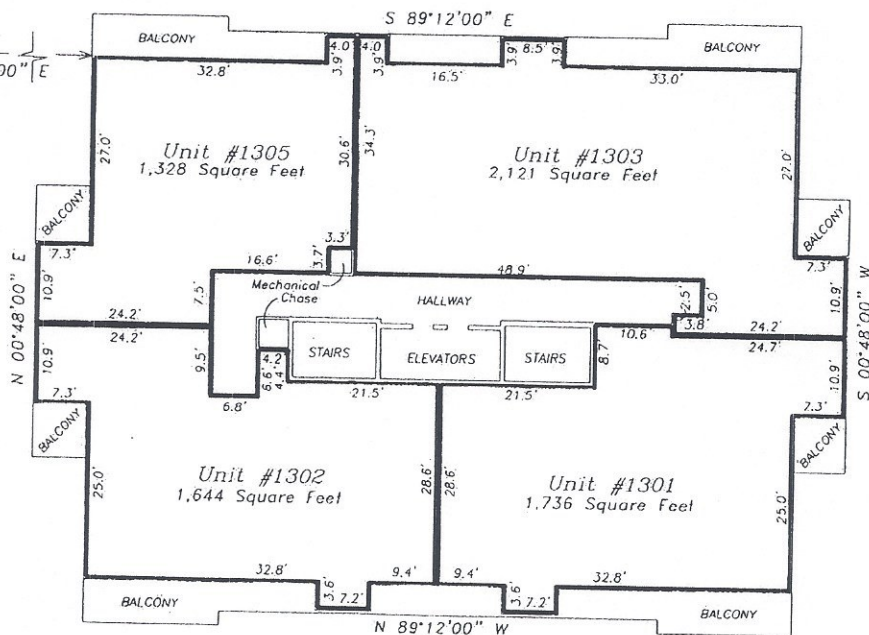
Finished Floor = 900.65  
Finished Ceiling = 908.28  
7,910 Total Square Feet  
6,829 Available Square Feet

Bearings are based on  
the plat recorded in  
Vol. 5140, Pg. 111.

(150' public right-of-way)

N 00°31'00" W 266.64'

to S.W. Lol corner



October 4, 2016  
August 1, 2001  
September 4, 1998  
JOB NO. 95-1540-01 A



**Gibbons  
Surveying &  
Mapping, Inc.**

P.O. Box 700576,  
San Antonio, Texas  
78270-0576  
(210) 366-4600  
(FAX) 366-4673



**Olmos Tower Condominium Association**  
**Percentage of Ownership**  
**Revised 2/8/2017**

		SF	% of Building			SF	% of Building
Basement	Unit B-1	738	0.71%	Floor 8	Unit 801	3,950	3.83%
	Unit C	950	0.92%		Unit 802	3,094	3.00%
						0	0.00%
		1,688	1.63%		Unit 805	0	0.00%
Floor 1	Unit 101	3,725	3.61%	Floor 9	Unit 901	3,138	3.04%
	Unit 102	970	0.94%		Unit 902	1,706	1.65%
		4,695	4.55%		Unit 904	788	0.76%
					Unit 905	1,329	1.29%
Floor 2	Unit 201	1,661	1.61%	Floor 10	Unit 1001	3,101	3.00%
	Unit 202	1,707	1.65%		Unit 1002	1,718	1.66%
	Unit 205	3,442	3.33%		Unit 1004	788	0.76%
		6,810	6.60%		Unit 1005	1,299	1.26%
Floor 3	Unit 301	2,151	2.08%	Floor 11	Unit 1101	3,151	3.05%
	Unit 302	1,278	1.24%		Unit 1102	1,712	1.66%
	Unit 303	1,314	1.27%		Unit 1104	788	0.76%
	Unit 304	788	0.76%		Unit 1105	1,299	1.26%
	Unit 305	1,369	1.33%			6,950	6.73%
		6,900	6.68%	Floor 12	Unit 1201	1,779	1.72%
Floor 4	Unit 401	1,725	1.67%		Unit 1202	1,644	1.59%
	Unit 402	2,325	2.25%		Unit 1203	1,314	1.27%
	Unit 403	2,890	2.80%		Unit 1204	788	0.76%
		6,940	6.72%		Unit 1205	1,299	1.26%
Floor 5	Unit 501	1,661	1.61%	Floor 13	Unit 1301	1,736	1.68%
	Unit 502	1,644	1.59%		Unit 1302	1,644	1.59%
	Unit 503	1,314	1.27%		Unit 1303	2,121	2.05%
	Unit 504	788	0.76%		Unit 1305	1,328	1.29%
	Unit 505	1,327	1.29%			6,829	6.61%
		6,734	6.52%	Floor 14	Unit 1400	5,571	5.40%
Floor 6	Unit 601	1,725	1.67%		Unit 1401	1,791	1.73%
	Unit 602	1,644	1.59%			7,362	7.13%
	Unit 603	1,333	1.29%	Floor 15	Unit 1500	3,518	3.41%
	Unit 604	788	0.76%		Unit 1501	3,558	3.45%
	Unit 605	1,299	1.26%			7,076	6.85%
		6,789	6.57%				
Floor 7	Unit 701	1,661	1.61%				
	Unit 702	1,644	1.59%				
	Unit 703	1,314	1.27%				
	Unit 705	2,130	2.06%				
		6,749	6.54%				

Total Occupied Square Footage	103,257
Total Common Area	<u>22,303</u>
Total Building Area	126,560

EXHIBIT "X"



\*VG-7-2019-20190013129\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20190013129  
**Recorded Date:** January 24, 2019  
**Recorded Time:** 1:34 PM  
**Total Pages:** 8  
**Total Fees:** \$50.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
1/24/2019 1:34 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk



Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

STATE OF TEXAS

§

§

COUNTY OF BEXAR

§

**SCANNED**

**NIGHTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME  
FOR OLMOS TOWER CONDOMINIUM**

WHEREAS, Olmos Towers Conversion, Ltd., a Texas limited partnership, ("Declarant") executed an Amended and Restated Declaration of Condominium Regime for Olmos Tower Condominium dated October 30, 1998, but made effective as of September 9, 1998, recorded in Volume 7907, Page 9 of the Real Property Records of Bexar County, Texas (the "Declaration"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated October 5, 1999, recorded in Book D, Volume 8165, Page 640 of the Real Property Records of Bexar County, Texas ("First Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated February 14, 2000, recorded in Volume 8311, Page 115 of the Real Property Records of Bexar County, Texas ("Second Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated July 19, 2000, recorded in Volume 8499, Page 101 of the Real Property Records of Bexar County, Texas ("Third Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated December 10, 2001, recorded in Volume 9222, Page 113 of the Official Public Records of Bexar County, Texas ("Fourth Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated April 1, 2002, recorded in Volume 9338, Page 463 of the Official Public Records of Bexar County, Texas ("Fifth Amendment");

WHEREAS, Declarant executed an Amendment to the Declaration dated June 20, 2003, recorded in Book 10119, Page 1460 of the Official Public Records of Bexar County, Texas ("Sixth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Seventh Amendment to the Declaration dated November 10, 2006, recorded in Document Number 20060278528 of the Official Public Records of Bexar County, Texas ("Seventh Amendment")

WHEREAS, Olmos Tower Condominium Association, Inc. executed an Eighth Amendment to the Declaration dated November 10, 2006, recorded in Document Number 20060278529 of the Official Public Records of Bexar County, Texas ("Eighth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc., Kay Simanek, Trustee of the Simanek Family 2001 Revocable Trust, Charles Schoenfeld and Tamara L. Schoenfeld executed a Ninth Amendment to the Declaration dated November 15, 2006, recorded in Document Number 20060280664 of the Official Public Records of Bexar County, Texas ("Ninth Amendment") wherein Charles Schoenfeld and Tamara Schoenfeld acquired 537 square feet of adjoining unit 403 and Olmos Tower Condominium Association, Inc. changed the Percentage of Value assigned to Units 403 and 402 and the plat for the fourth floor;



WHEREAS, Olmos Tower Condominium Association, Inc. executed a Tenth Amendment to the Declaration dated February 23, 2009, recorded in Document Number 20090042743 of the Official Public Records of Bexar County, Texas ("Tenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed an Eleventh Amendment to the Declaration dated December 30, 2009, recorded in Document Number 20100019496 of the Official Public Records of Bexar County, Texas ("Eleventh Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Twelfth Amendment to the Declaration dated January 13, 2011, recorded in Document Number 20110013495 of the Official Public Records of Bexar County, Texas ("Twelfth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Thirteenth Amendment to the Declaration dated January 19, 2012, recorded in Document Number 20120021633, Book 15341, Page 2061 of the Official Public Records of Bexar County, Texas ("Thirteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Fourteenth Amendment to the Declaration dated January 25, 2013, recorded in Document Number 20130026511, Book 15937, Page 1020 of the Official Public Records of Bexar County, Texas ("Fourteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Fifteenth Amendment to the Declaration dated February 7, 2014, recorded in Document Number 20140025107, Book 16554, Page 265 of the Official Public Records of Bexar County, Texas ("Fifteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Sixteenth Amendment to the Declaration dated December 16, 2014, recorded in Document Number 20150000367, Book 17032, Page 215 of the Official Public Records of Bexar County, Texas ("Sixteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Seventeenth Amendment to the Declaration dated January 13, 2016, recorded in Document Number 20160026290, Book 17692, Page 2234 of the Official Public Records of Bexar County, Texas ("Seventeenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed an Eighteenth Amendment to the Declaration dated February 8, 2017, recorded in Document Number 20170040833, Book 18386, Page 2481 of the Official Public Records of Bexar County, Texas ("Eighteenth Amendment");

WHEREAS, Paragraphs 20.E and 20.F of the Declaration authorize the relocation of boundaries of adjoining units with the written approval of the Board;

WHEREAS, the Board has given written approval of the relocation of the boundaries of Unit 702 and Unit 1400;

WHEREAS, the Olmos Tower Condominium Association, Inc. wishes to change the Percentage of Value assigned to Unit 702 and change the plat for the seventh floor;

WHEREAS, the Olmos Tower Condominium Association, Inc. wishes to change the Percentage of Value assigned to Unit 1400 and change the plat for the fourteenth floor;

WHEREAS, the plats for each floor are set forth in Addendum III of the Declaration;

WHEREAS, the Percentage of Value assigned to each unit is set forth in Addendum IV of the Declaration;

WHEREAS, the Fifth Amendment amended Addendum IV of the Declaration by replacing Addendum IV with Exhibit "X" a chart showing new Unit designations and



Percentages of Value;

WHEREAS, Olmos Tower Condominium Association, Inc. wishes to file new plats for the seventh and fourteenth floors and further amend Exhibit "X" to show the new Unit designations and Percentages of Value for the seventh and fourteenth floors.

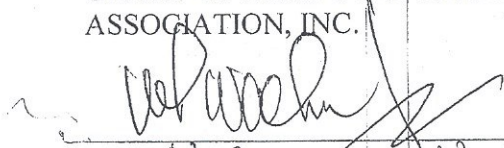
NOW THEREFORE, in consideration of the premises set forth in the Declaration:

1. Attached hereto as Exhibit A is a new plat for the seventh floor of the Olmos Tower Condominium which indicates thereon the new dimensions and square footage of Unit 702 which plat replaces for all purposes the plat for the seventh floor contained in Addendum III of the Declaration.
2. Attached hereto as Exhibit B is a new plat for the fourteenth floor of the Olmos Tower Condominium which indicates thereon the new dimensions and square footage of Unit 1400 which plat replaces for all purposes the plat for the fourteenth floor contained in Addendum III of the Declaration.
2. Attached hereto is a new Exhibit "X" which sets forth the new Unit Designations and Percentages of Value, which Exhibit "X" replaces for all purposes Addendum IV contained in the Declaration and any previous amendments to the Declaration.
3. All other provisions of the Declaration and Amendments are hereby amended and conformed as is necessary to reflect the new plat for the seventh floor and fourteenth floor of the Olmos Tower Condominium.

Except as amended hereby and by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment; Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment, Twelfth Amendment, Thirteenth Amendment, Fourteenth Amendment, Fifteenth Amendment, Sixteenth Amendment, Seventeenth Amendment, and Eighteenth Amendment, the Declaration is hereby ratified and shall remain in full force and effect without change. All capitalized terms used herein shall have the same meaning as set forth in the Declaration.

EXECUTED this 21<sup>st</sup> day of January 2019.

OLMOS TOWERS CONDOMINIUM  
ASSOCIATION, INC.

  
By: W. Lawrence Walker

STATE OF TEXAS

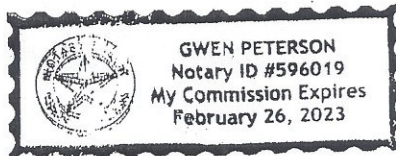
§

§

COUNTY OF BEXAR

§

This instrument was acknowledged before me on this 21<sup>st</sup> day of  
January 2019 by W. Lawrence Walker  
President of Olmos Towers Condominium Association, Inc. a Texas non-profit corporation.



Gwen Peterson  
Notary Public, State of Texas



# Exhibit A

## E. Hildebrand Ave.

(55.6' public right-of-way)

found 1/2" rebar  
w/ plastic cap  
stamped "4716"

S 89°12'00" E 269.64'

(This line held for rotation)

### CURVE DATA

found 1/2" rebar  
w/ plastic cap  
stamped "4716"

LENGTH = 39.84'  
RADIUS = 25.00'  
DELTA = 91°19'00"

Scale: 1" = 20'

Bearings are based on  
the plat recorded in  
Vol. 5140, Pg. 111.

Lot 34

### 7th Floor

Finished Floor = 842.56  
Finished Ceiling = 850.28  
7,910 Total Square Feet  
6,749 Available Square Feet

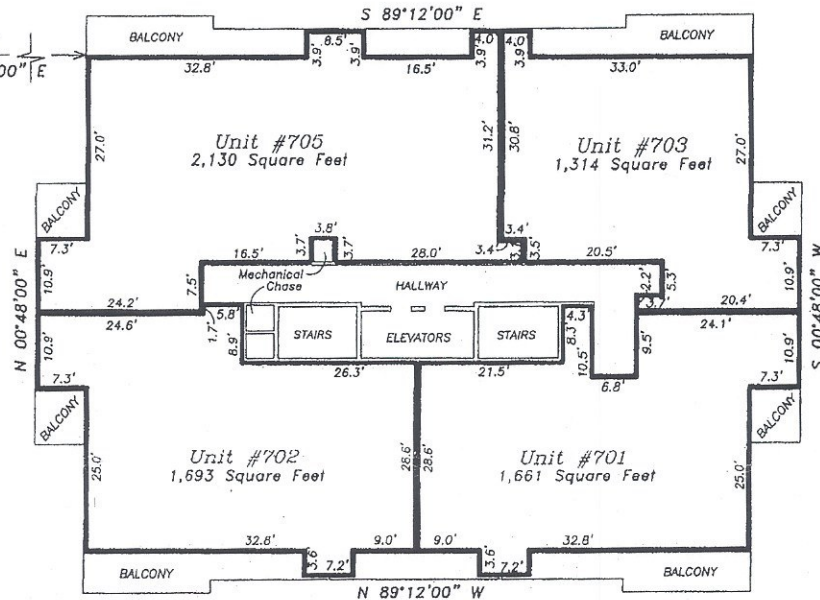
## Stadium Drive

(150' public right-of-way)

N 00°31'00" W 266.64'

S 00°31'00" E 67.2'

S 89°12'00" E 51.9'



Seventh floor of the Olmos Tower Condominiums,  
known as #702 E. Hildebrand Ave., San Antonio,  
Texas, being out of Lot 34, New City Block  
A-52, San Antonio, Bexar County, Texas,  
according to the plat recorded in Volume 5140,  
Page 111 of the Deed and Plat Records of  
Bexar County, Texas.

December 7, 2018  
October 4, 2016

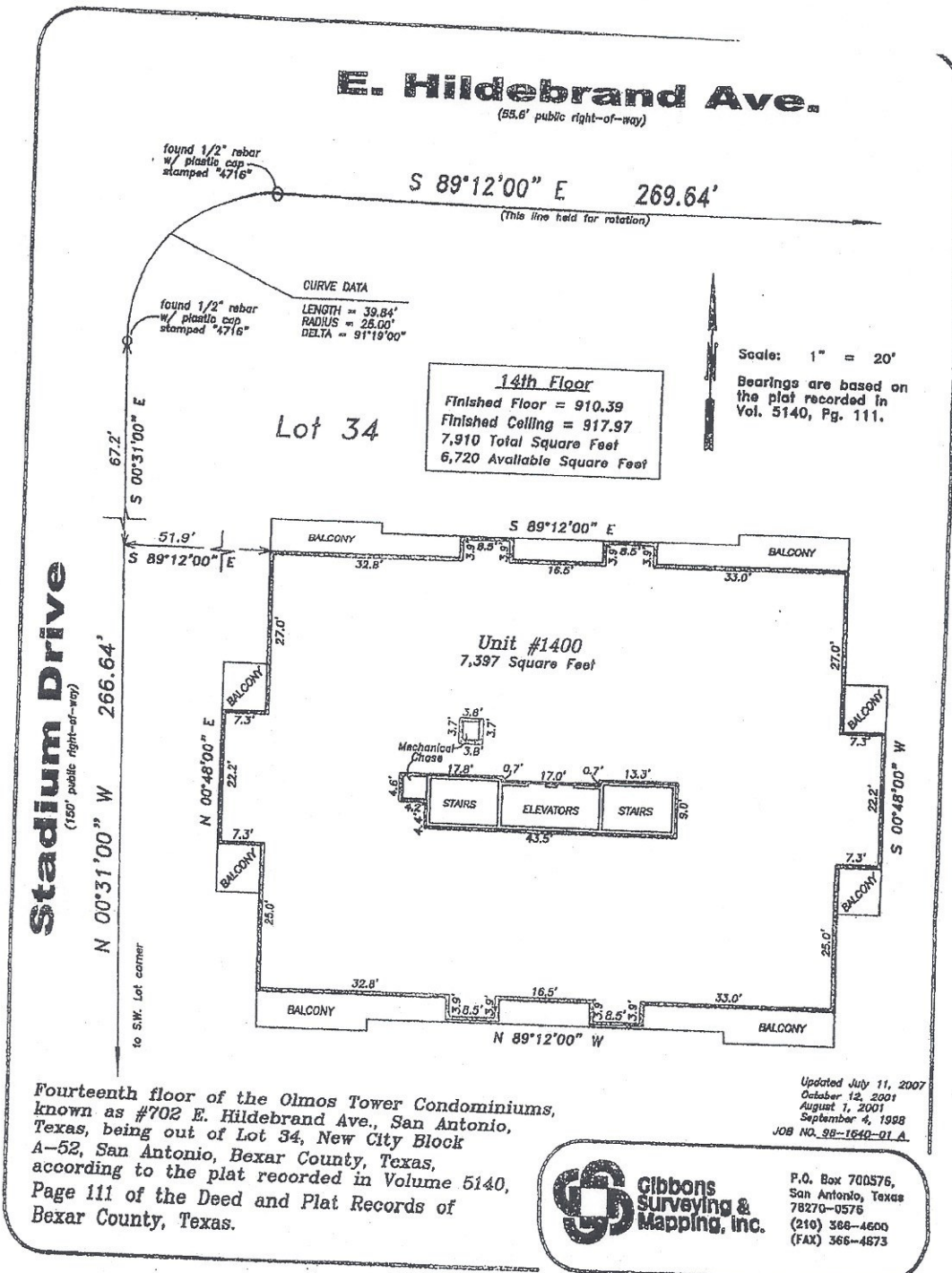
October 12, 2001  
August 1, 2001  
September 4, 1998  
JOB NO. 96-1640-01 A



Gibbons  
Surveying &  
Mapping, Inc.

P.O. Box 700576,  
San Antonio, Texas  
78270-0576  
(210) 366-4600  
(FAX) 366-4673

# Exhibit B





**Olmos Tower Condominium Association**  
**Percentage of Ownership**  
**Revised 1/16/2019**

		SF	% of Building			SF	% of Building
Basement	Unit B-1	738	0.71%	Floor 8	Unit 801	3,950	3.82%
	Unit C	950	0.92%		Unit 802	3,094	2.99%
						0	0.00%
		<u>1,688</u>	<u>1.63%</u>				<u>0.00%</u>
					Unit 805	0	0.00%
						<u>7,044</u>	<u>6.82%</u>
Floor 1	Unit 101	3,725	3.60%	Floor 9	Unit 901	3,138	3.04%
	Unit 102	970	0.94%		Unit 902	1,706	1.65%
		<u>4,695</u>	<u>4.54%</u>		Unit 904	788	0.76%
Floor 2	Unit 201	1,661	1.61%		Unit 905	1,329	1.29%
	Unit 202	1,707	1.65%			<u>6,961</u>	<u>6.74%</u>
	Unit 205	3,442	3.33%				
		<u>6,810</u>	<u>6.59%</u>	Floor 10	Unit 1001	3,101	3.00%
Floor 3	Unit 301	2,151	2.08%		Unit 1002	1,718	1.66%
	Unit 302	1,278	1.24%		Unit 1004	788	0.76%
	Unit 303	1,314	1.27%		Unit 1005	1,299	1.26%
	Unit 304	788	0.76%			<u>6,906</u>	<u>6.68%</u>
	Unit 305	1,369	1.32%				
		<u>6,900</u>	<u>6.68%</u>	Floor 11	Unit 1101	3,151	3.05%
Floor 4	Unit 401	1,725	1.67%		Unit 1102	1,712	1.66%
	Unit 402	2,325	2.25%		Unit 1104	788	0.76%
	Unit 403	2,890	2.80%		Unit 1105	1,299	1.26%
						<u>6,950</u>	<u>6.73%</u>
		<u>6,940</u>	<u>6.72%</u>	Floor 12	Unit 1201	1,779	1.72%
Floor 5	Unit 501	1,661	1.61%		Unit 1202	1,644	1.59%
	Unit 502	1,644	1.59%		Unit 1203	1,314	1.27%
	Unit 503	1,314	1.27%		Unit 1204	788	0.76%
	Unit 504	788	0.76%		Unit 1205	1,299	1.26%
	Unit 505	1,327	1.28%			<u>6,824</u>	<u>6.60%</u>
		<u>6,734</u>	<u>6.52%</u>	Floor 13	Unit 1301	1,736	1.68%
Floor 6	Unit 601	1,725	1.67%		Unit 1302	1,644	1.59%
	Unit 602	1,644	1.59%		Unit 1303	2,121	2.05%
	Unit 603	1,333	1.29%		Unit 1305	1,328	1.29%
	Unit 604	788	0.76%			<u>6,829</u>	<u>6.61%</u>
	Unit 605	1,299	1.26%				
		<u>6,789</u>	<u>6.57%</u>	Floor 14	Unit 1400	7,397	7.16%
Floor 7	Unit 701	1,661	1.61%			<u>7,397</u>	<u>7.16%</u>
	Unit 702	1,693	1.64%	Floor 15	Unit 1500	3,518	3.40%
	Unit 703	1,314	1.27%		Unit 1501	3,558	3.44%
	Unit 705	2,130	2.06%			<u>7,076</u>	<u>6.85%</u>
		<u>6,798</u>	<u>6.58%</u>				

Total Occupied Square Footage	103,341
Total Common Area	<u>23,219</u>
Total Building Area	<u>126,560</u>



\*VG-7-2019-20190053803\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20190053803  
**Recorded Date:** March 27, 2019  
**Recorded Time:** 1:16 PM  
**Total Pages:** 7  
**Total Fees:** \$46.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
3/27/2019 1:16 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk



**Notice of Confidentiality Rights:** If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

STATE OF TEXAS           §  
                                     §  
COUNTY OF BEXAR       §

**TWENTIETH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME  
FOR OLMOS TOWER CONDOMINIUM**

WHEREAS, Olmos Towers Conversion, Ltd., a Texas limited partnership, ("Declarant") executed an Amended and Restated Declaration of Condominium Regime for Olmos Tower Condominium dated October 30, 1998, but made effective as of September 9, 1998, recorded in Volume 7907, Page 9 of the Official Public Records of Bexar County, Texas (the "Declaration"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated October 5, 1999, recorded in Book D, Volume 8165, Page 640 of the Official Public Records of Bexar County, Texas ("First Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated February 14, 2000, recorded in Volume 8311, Page 115 of the Official Public Records of Bexar County, Texas ("Second Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated July 19, 2000, recorded in Volume 8499, Page 101 of the Official Public Records of Bexar County, Texas ("Third Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated December 10, 2001, recorded in Volume 9222, Page 113 of the Official Public Records of Bexar County, Texas ("Fourth Amendment"); and

WHEREAS, Declarant executed an Amendment to the Declaration dated April 1, 2002, recorded in Volume 9338, Page 463 of the Official Public Records of Bexar County, Texas ("Fifth Amendment");

WHEREAS, Declarant executed an Amendment to the Declaration dated June 20, 2003, recorded in Book 10119, Page 1460 of the Official Public Records of Bexar County, Texas ("Sixth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Seventh Amendment to the Declaration dated November 10, 2006, recorded in Document Number 20060278528 of the Official Public Records of Bexar County, Texas ("Seventh Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed an Eighth Amendment to the Declaration dated November 10, 2006, recorded in Document Number 20060278529 of the Official Public Records of Bexar County, Texas ("Eighth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc., Kay Simanek, Trustee of the Simanek Family 2001 Revocable Trust, Charles Schoenfeld, and Tamara L. Schoenfeld executed a Ninth Amendment to the Declaration dated November 15, 2006, recorded in Document Number 20060280664 of the Official Public Records of Bexar County, Texas ("Ninth Amendment") wherein Charles Schoenfeld and Tamara Schoenfeld acquired 537 square feet of adjoining unit 403 and Olmos Tower Condominium Association, Inc. changed the Percentage of Value assigned to Units 403 and 402 and the plat for the fourth floor;



WHEREAS, Olmos Tower Condominium Association, Inc. executed a Tenth Amendment to the Declaration dated February 23, 2009, recorded in Document Number 20090042743 of the Official Public Records of Bexar County, Texas ("Tenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed an Eleventh Amendment to the Declaration dated December 30, 2009, recorded in Document Number 20100019496 of the Official Public Records of Bexar County, Texas ("Eleventh Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Twelfth Amendment to the Declaration dated January 13, 2011, recorded in Document Number 20110013495 of the Official Public Records of Bexar County, Texas ("Twelfth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Thirteenth Amendment to the Declaration dated January 19, 2012, recorded in Document Number 20120021633, Book 15341, Page 2061 of the Official Public Records of Bexar County, Texas ("Thirteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Fourteenth Amendment to the Declaration dated January 25, 2013, recorded in Document Number 20130026511, Book 15937, Page 1020 of the Official Public Records of Bexar County, Texas ("Fourteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Fifteenth Amendment to the Declaration dated February 7, 2014, recorded in Document Number 20140025107, Book 16554, Page 265 of the Official Public Records of Bexar County, Texas ("Fifteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Sixteenth Amendment to the Declaration dated December 16, 2014, recorded in Document Number 20150000367, Book 17032, Page 215 of the Official Public Records of Bexar County, Texas ("Sixteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Seventeenth Amendment to the Declaration dated January 13, 2016, recorded in Document Number 20160026290, Book 17692, Page 2234 of the Official Public Records of Bexar County, Texas ("Seventeenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed an Eighteenth Amendment to the Declaration dated February 8, 2017, recorded in Document Number 20170040833, Book 18386, Page 2481 of the Official Public Records of Bexar County, Texas ("Eighteenth Amendment");

WHEREAS, Olmos Tower Condominium Association, Inc. executed a Nineteenth Amendment to the Declaration dated January 21, 2019, recorded in Document Number 20190013129 of the Official Public Record, Bexar County, Texas ("Nineteenth Amendment");

WHEREAS, Paragraphs 20.E and 20.F of the Declaration authorize the relocation of boundaries of adjoining units with the written approval of the Board;

WHEREAS, the Fifth Amendment combined Units 1402, 1403, and 1404 into one unit designated Unit 1400, and changed the dimensions of Unit 1401;

WHEREAS, the Nineteenth Amendment combined Unit 1401 with Unit 1400, such that Unit 1401 was eliminated;

WHEREAS, Unit 1400 has been modified and reconfigured such that it has been split into two units, designated Unit 1401 and Unit 1400;

WHEREAS, the Board has given written approval of the relocation of the boundaries of Unit 1400 and the creation of Unit 1401;



WHEREAS, the Olmos Tower Condominium Association, Inc. wishes to change the Percentage of Value assigned to Unit 1400 and Unit 1401, and change the plat for the fourteenth floor;

WHEREAS, the plats for each floor are set forth in Addendum III of the Declaration;

WHEREAS, the Percentage of Value assigned to each unit is set forth in Addendum IV of the Declaration;

WHEREAS, the Fifth Amendment amended Addendum IV of the Declaration by replacing Addendum IV with Exhibit "X" a chart showing new Unit designations and Percentages of Value;

WHEREAS, Olmos Tower Condominium Association, Inc. wishes to file a new plat for the fourteenth floor and further amend Exhibit "X" to show the new Unit designations and Percentages of Value for the fourteenth floor.

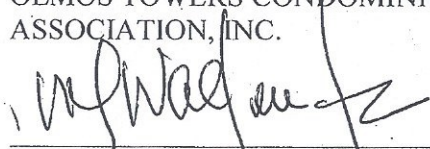
NOW THEREFORE, in consideration of the premises set forth in the Declaration:

1. Attached hereto as Exhibit A is a new plat for the fourteenth floor of the Olmos Tower Condominium which indicates thereon the new dimensions and square footage of Unit 1400, reconstitutes Unit 1401, and indicates thereon the new dimensions and square footage of Unit 1401, which plat replaces for all purposes the plat for the fourteenth floor contained in Addendum III of the Declaration.
2. Attached hereto is a new Exhibit "X" which sets forth the new Unit Designations and Percentages of Value, which Exhibit "X" replaces for all purposes Addendum IV contained in the Declaration and any previous amendments to the Declaration.
3. All other provisions of the Declaration and Amendments are hereby amended and conformed as is necessary to reflect the new plat for the fourteenth floor of the Olmos Tower Condominium.

Except as amended hereby and by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment, Twelfth Amendment, Thirteenth Amendment, Fourteenth Amendment, Fifteenth Amendment, Sixteenth Amendment, Seventeenth Amendment, Eighteenth Amendment, and Nineteenth Amendment, the Declaration is hereby ratified and shall remain in full force and effect without change. All capitalized terms used herein shall have the same meaning as set forth in the Declaration.

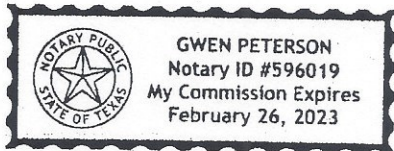
EXECUTED this 22<sup>nd</sup> day of March, 2019.

OLMOS TOWERS CONDOMINIUM  
ASSOCIATION, INC.

  
By: W. Lawrence Walker, Jr

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me on this 22<sup>nd</sup> day of  
March, 2019 by W. Lawrence Walker Jr.  
President of Olmos Towers Condominium Association, Inc. a Texas non-profit corporation.



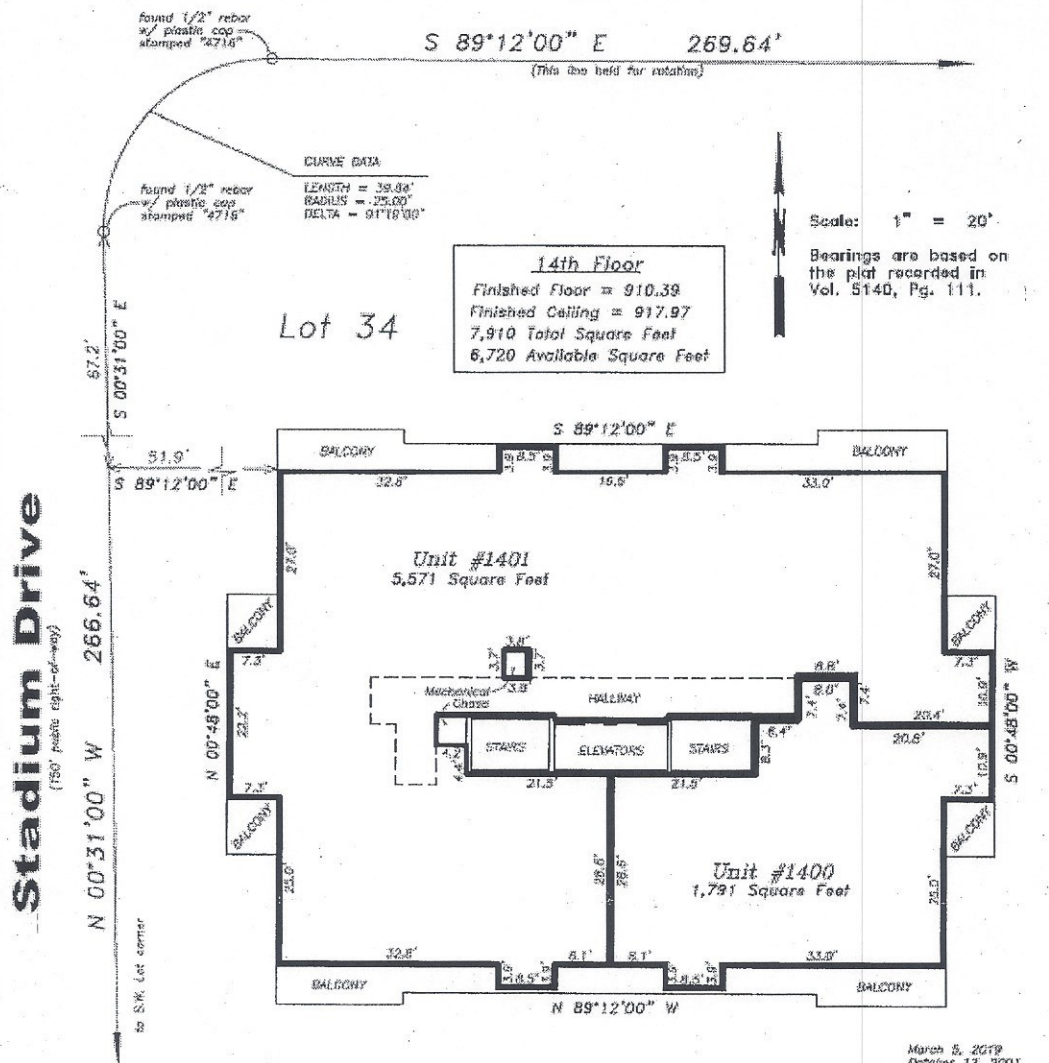
Gwen Peterson  
Notary Public, State of Texas



# Exhibit A

## E. Hildebrand Ave.

(55.6' public right-of-way)



Fourteenth floor of the Olmos Tower Condominiums, known as #702 E. Hildebrand Ave., San Antonio, Texas, being out of Lot 34, New City Block A-52, San Antonio, Bexar County, Texas, according to the plat recorded in Volume 5140, Page 111 of the Deed and Plat Records of Bexar County, Texas.

March 5, 2019  
October 12, 2001  
August 1, 2001  
September 4, 1998  
JOB NO. 86-1640-91 A



**Gibbons  
Surveying &  
Mapping, Inc.**

P.O. Box 700576,  
San Antonio, Texas  
78270-0576  
(214) 366-4500  
(FAX) 366-4673

**Olmos Tower Condominium Association**  
**Percentage of Ownership**  
**Revised 3/22/2019**

		SF	% of Building			SF	% of Building
Basement	Unit B-1	738	0.71%	Floor 8	Unit 801	3,950	3.82%
	Unit C	950	0.92%		Unit 802	3,094	2.99%
						0	0.00%
		<u>1,688</u>	<u>1.63%</u>		Unit 805	0	0.00%
Floor 1	Unit 101	3,725	3.61%	Floor 9		<u>7,044</u>	<u>6.82%</u>
	Unit 102	970	0.94%		Unit 901	3,138	3.04%
		<u>4,695</u>	<u>4.54%</u>		Unit 902	1,706	1.65%
Floor 2	Unit 201	1,661	1.61%		Unit 904	788	0.76%
	Unit 202	1,707	1.65%		Unit 905	<u>1,329</u>	<u>1.29%</u>
	Unit 205	<u>3,442</u>	<u>3.33%</u>			<u>6,961</u>	<u>6.74%</u>
		<u>6,810</u>	<u>6.59%</u>	Floor 10	Unit 1001	3,101	3.00%
Floor 3	Unit 301	2,151	2.08%		Unit 1002	1,718	1.66%
	Unit 302	1,278	1.24%		Unit 1004	788	0.76%
	Unit 303	1,314	1.27%		Unit 1005	<u>1,299</u>	<u>1.26%</u>
	Unit 304	788	0.76%			<u>6,906</u>	<u>6.68%</u>
	Unit 305	<u>1,369</u>	<u>1.33%</u>	Floor 11	Unit 1101	3,151	3.05%
		<u>6,900</u>	<u>6.68%</u>		Unit 1102	1,712	1.66%
Floor 4	Unit 401	1,725	1.67%		Unit 1104	788	0.76%
	Unit 402	2,325	2.25%		Unit 1105	<u>1,299</u>	<u>1.26%</u>
	Unit 403	<u>2,890</u>	<u>2.80%</u>			<u>6,950</u>	<u>6.73%</u>
		<u>6,940</u>	<u>6.72%</u>	Floor 12	Unit 1201	1,779	1.72%
Floor 5	Unit 501	1,661	1.61%		Unit 1202	1,644	1.59%
	Unit 502	1,644	1.59%		Unit 1203	1,314	1.27%
	Unit 503	1,314	1.27%		Unit 1204	788	0.76%
	Unit 504	788	0.76%		Unit 1205	<u>1,299</u>	<u>1.26%</u>
	Unit 505	<u>1,327</u>	<u>1.28%</u>			<u>6,824</u>	<u>6.61%</u>
		<u>6,734</u>	<u>6.52%</u>	Floor 13	Unit 1301	1,736	1.68%
Floor 6	Unit 601	1,725	1.67%		Unit 1302	1,644	1.59%
	Unit 602	1,644	1.59%		Unit 1303	2,121	2.05%
	Unit 603	1,333	1.29%		Unit 1305	<u>1,328</u>	<u>1.29%</u>
	Unit 604	788	0.76%			<u>6,829</u>	<u>6.61%</u>
	Unit 605	<u>1,299</u>	<u>1.26%</u>	Floor 14	Unit 1400	1,791	1.73%
		<u>6,789</u>	<u>6.57%</u>		Unit 1401	<u>5,571</u>	<u>5.39%</u>
Floor 7	Unit 701	1,661	1.61%			<u>7,362</u>	<u>7.13%</u>
	Unit 702	1,693	1.64%	Floor 15	Unit 1500	3,518	3.41%
	Unit 703	1,314	1.27%		Unit 1501	<u>3,558</u>	<u>3.44%</u>
	Unit 705	<u>2,130</u>	<u>2.06%</u>			<u>7,076</u>	<u>6.85%</u>
		<u>6,798</u>	<u>6.58%</u>				

Total Occupied Square Footage	103,306
Total Common Area	<u>23,254</u>
Total Building Area	<u>126,560</u>