

FOURTH SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR EAGLE'S BLUFF

This Fourth Supplement to Declaration of Covenants, Conditions and Restrictions for **EAGLES'S BLUFF** (This "supplemental Declaration") is executed by **EAGLES BLUFF CLUB, LLC, a Texas Limited Partnership** ("Declarant"), the sole owner of the Annexed Property (defined below).

RECITALS

A. Declarant executed The First Amended Declaration of Covenants, Conditions and Restrictions for Eagle's Bluff dated August 7, 2014, which was recorded in Volume 2233, Page 147 of the Real Property Records of Cherokee County, Texas (the "Declaration"). Declarant rights were assigned to Eagles Bluff Club, LLC by Pars at the Lake, LLC and associated entities Grace Creek Development, LP, and Cypress Hills Premier Homes, LLC., on February 22, 2016, which was recorded in Volume 2311, Page 131 of the Real Property Records of Cherokee County, Texas. Declarant executed the Second Amended Declaration of Covenants, Conditions and Restrictions for Eagle's Bluff dated June 23, 2016, which was recorded in Volume 2329, Page 148 of the Real Property Records of Cherokee County, Texas (the "Declaration").

B. Section 9.1 of the Declaration allows Declarant, at any time until December 31, 2028, to unilaterally subject any real property immediately adjacent to and contiguous with the Properties to the provisions of the Declaration by filing a supplemental declaration in the Real Property Records of Cherokee County, Texas.

C. Declarant is the sole owner of the real property described in Exhibit "A" attached to this Supplement (the "Annexed Property"), which is immediately adjacent to and contiguous with the Properties. In accordance with Section 9.1 of the Declaration, Declarant desires to annex the Annexed Property into the Properties and to subject the Annexed Property to the provisions of the Declaration, under the terms as noted below.

NOW, THEREFORE. Declarant hereby annexes the Annexed Property into the Properties covered by the Declaration and subjects the Annexed Property to the provisions of the

Declaration. The Annexed Property is now a part of the "Properties", as defined in the Declaration. Declarant declares that all of the Annexed Property shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, conditions, reservations, charges and liens set out in the Declaration, as if the Annexed Property had been originally described in the Declaration as part of the Properties. Declarant reserves all rights and benefits provided in the Declaration in connection with the Annexed Property.

Except as supplemented and amended as noted above, the Declaration shall remain in full force and effect, and Declarant reserves the right in the future to annex additional real property under the terms of the Declaration and as provided by law.

DECLARANT

EAGLES BLUFF CLUB, LLC

By:

Steven C. Plybon

Printed Name:

Steven C. Plybon

Title:

Managing Director

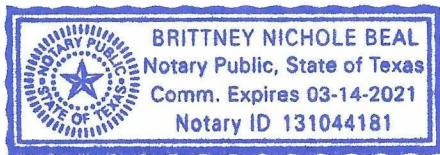
STATE OF TEXAS

COUNTY OF CHEROKEE

This instrument was acknowledged before me, the undersigned notary public, on ^{Nov} ~~June~~ 15, 2017, by Steve Plybon as the Managing Director of and on behalf of Eagles Bluff Club,

LLC, a Texas corporation, the corporation acting in its capacity as the general partner of and on behalf of Eagles Bluff Club, LLC

SEAL



B. Beal

Notary Public, State of Texas

Brittney Beal

Printed Name of Notary Public

My commission expires: 3/14/2021

Cherokee Title Company

Eldridge Moak, President
Janice Beckworth, Executive Vice President

106 East Fifth Street
P. O. Box 514
Rusk, Texas 75785
Tel 903-683-4044 Fax 903-683-6553

Carrie Moak Kesler, Vice President
Carrie Duncan, Vice President - Closings

TITLE REPORT PREPARED FOR SURVEYOR

File No. 58657

End date of title research: November 7, 2017, at 5:00 O'clock P.M.

RECORD TITLE APPEARS VESTED IN: Eagle's Bluff Club, LLC

VESTING DOCUMENT: Volume 2308, Page 342, Official Records of Cherokee County, Texas

PROPERTY:

Being a tract of land previously called "Phase 11" and being approximately 7.241 acres (30.19 acres, save and except a 12.839 acre tract and a 10.11 acre tract) out of the John Walker Survey, A-54, Cherokee County, Texas. Said tract being more particularly described on Exhibit A, attached hereto and made a part hereof.

PROPERTY APPEARS TO BE SUBJECT TO THE FOLLOWING MATTERS:

Right of Way from E. O. Doggett to Texas Power & Light Company in instrument dated April 4, 1979, recorded in Volume 659, Page 324, of the Deed Records of Cherokee County, Texas.

Easement Agreement between NationsBank of Texas, Successor Trustee, and Cherokee County, Texas, dated November 4, 1992, recorded in Vol. 1186, Page 151 of the Official Public Records of Cherokee County, Texas, affecting a larger tract of land from which subject property was taken.

Deed of Trust from Eagles Bluff Club, LLC to Michael Kesler, Trustee, dated 1-29-2016 and recorded in Volume 2308, Page 364, Official Records of Cherokee County, Texas, securing payment of a note in the principal sum of \$1,000,000.00 payable to Pars at the Lake, LLC, Grace Creek Development, LP and Cypress Hills Premier Homes, LLC.

This report has been prepared for the sole purpose of assisting the surveyor in completing his survey of the referenced property. The report is limited to showing the record owner's name, legal description, and

those matters that appear on Schedule B of the Commitment for Title Insurance issued to the proposed insured.

The surveyor's certificate must specifically state that he has shown on the plat all discrepancies, conflicts in boundary lines, encroachments, overlapping of improvements, and visible or apparent easements.

Kristi Walley
Cherokee Title Company

EXHIBIT "A"

"Phase 11" - 7.241 acres, J. Walker Survey, A-54

Being a tract of land out of the John Walker Survey, A-54, Cherokee County, Texas, being a portion of a called 249.15 acre tract conveyed to Lake Palestine Associates, LP as recorded in Volume 1385, Page 387 of the Deed Records of Cherokee County, Texas, being more particularly described as follows:

Beginning at a ½ inch steel rod found on the west line of a 42.085 acres conveyed to Lake Palestine Associates, LP as recorded in Volume 1385, Page 391 of the Deed Records of Cherokee County, Texas, and being the northeast corner of said 249.15 acres;

Thence N 89 degrees 45 minutes 31 seconds W, along the north line of said 249.15 acres, a distance of 82.63 feet to a point for the Point of Beginning;

Thence crossing into the interior of said 249.15 acre tract for the next twenty-seven courses as follows:

1. S 00 degrees 14 minutes 41 seconds W, a distance of 120.00 feet to a point;
2. S 54 degrees 42 minutes 25 seconds W, a distance of 36.02 feet to a ½ inch steel rod found for the Point of Curvature for a curve to the right;
3. Along said curve to the right, a distance of 117.22 feet to a ½ inch steel rod found; said curve having a central angle of 134 degrees 19 minutes 33 seconds, a radius of 50 feet, and a chord which bears S 31 degrees 51 minutes 48 seconds E, at a distance of 92.16 feet;
4. S 17 degrees 09 minutes 37 seconds W, a distance of 100.34 feet to a ½ inch steel rod found;
5. N 89 degrees 45 minutes 41 seconds W, a distance of 65.00 feet to a ½ inch steel rod found;
6. S 00 degrees 14 minutes 41 seconds W, a distance of 89.59 feet to a ½ inch steel rod found for the Point of Curvature for a curve to the right;
7. Along said curve to the right, a distance of 39.47 feet to a ½ inch steel rod found; said curve to the right having a central angle of 14 degrees 35 minutes 45 seconds, a radius of 154.93 feet and a chord which bears S 82 degrees 56 minutes 49 seconds W at a distance of 39.36 feet;
8. S 88 degrees 14 minutes 41 seconds W, a distance of 20.00 feet to a ½ inch steel rod found;
9. N 89 degrees 45 minutes 23 seconds W, a distance of 285.61 feet to a ½ inch steel rod found for the Point of Curvature for a curve to the left;

EXHIBIT "A"

10. Along said curve to the left, a distance of 199.77 feet to a ½ inch steel rod found; said curve to the left having a central angle of 34 degrees 16 minutes 43 seconds, a radius of 333.91 feet, and a chord which bears S 76 degrees 02 minutes 38 seconds W at a distance of 196.81 feet;
11. S 58 degrees 51 minutes 43 seconds W, a distance of 233.56 feet to a ½ inch steel rod found for the Point of Curvature for a curve to the right;
12. Along said curve to the right, a distance of 77.36 feet to a ½ Inch steel rod found; said curve having a central angle of 16 degrees 24 minutes 00 seconds, a radius of 270.26 feet and a chord which bears S 67 degrees 03 minutes 52 seconds W, at a distance of 77.09 feet;
13. S 75 degrees 16 minutes 49 seconds W, a distance of 75.03 feet to a ½ inch steel rod found for the Point of Curvature for a curve to the right;
14. Along said curve to the right, a distance of 119.44 feet to a ½ inch steel rod found; said curve having a central angle of 40 degrees 14 minutes 55 seconds, a radius of 170.03 feet, and a chord which bears N 84 degrees 35 minutes 51 seconds W at a distance of 117.00 feet;
15. N 64 degrees 27 minutes 45 seconds W a distance of 53.01 feet to a ½ inch steel rod found for the Point of Curvature for a curve to the left;
16. Along said curve to the left, a distance of 76.36 feet to a ½ Inch steel rod found; said curve having a central angle of 19 degrees 01 minutes 20 seconds, a radius of 230.00 feet and a chord which bears N 73 degrees 58 minutes 40 seconds W at a distance of 76.01 feet;
17. N 83 degrees 29 minutes 20 seconds W, a distance of 253.41 feet to a ½ Inch steel rod found;
18. N 06 degrees 30 minutes 40 seconds W, a distance of 239.22 feet to a ½ Inch steel rod found;
19. N 81 degrees 15 minutes 50 seconds W, a distance of 104.02 feet to a ½ Inch steel rod found;
20. N 89 degrees 45 minutes 32 seconds W, a distance of 80.00 feet to a ½ inch steel rod found;
21. S 52 degrees 46 minutes 33 seconds W, a distance of 54.78 feet to a ½ Inch steel rod found;
22. S 04 degrees 37 minutes 47 seconds E, a distance of 206.77 feet to a ½ Inch steel rod found for the Point of Curvature for a curve to the left;

EXHIBIT "A"

23. Along said curve to the left a distance of 197.56 feet to a ½ inch steel rod found; said curve having a central angle of 34 degrees 14 minutes 33 seconds, a radius of 330.57 feet, and a chord which bears S 68 degrees 13 minutes 06 seconds W at a distance of 194.64 feet;
24. S 51 degrees 04 minutes 00 seconds W, a distance of 506.23 feet to a ½ inch steel rod found for the Point of Curvature for a curve to the right;
25. Along said curve to the right, a distance of 220.37 feet to a ½ inch steel rod found; said curve to the right having a central angle of 26 degrees 51 minutes 54 seconds, a radius of 470.00 feet, and a chord which bears S 64 degrees 29 minutes 57 seconds W at a distance of 218.36 feet;
26. S 77 degrees 55 minutes 54 seconds W, a distance of 309.69 feet to a ½ inch steel rod found;
27. N 11 degrees 03 minutes 43 seconds W, a distance of 179.18 feet to a ½ inch steel rod found on the north line of said 249.15 acres;

Thence along the north line of said 249.15 acres, for the next two courses as follows:

1. N 47 degrees 32 minutes 01 seconds E, a distance of 1374.50 feet to a ½ inch steel rod found;
2. S 89 degrees 45 minutes 19 seconds E, a distance of 1799.45 feet to a Point of Beginning and containing 30.19 acres of land.

SAVE AND EXCEPT THE FOLLOWING TWO TRACTS:

TRACT ONE: All that certain tract or parcel of land located in the John Walker Survey, A-54, Cherokee County, Texas, being part of a called 249.15 acre tract, described in a deed to Lake Palestine Associates, LP dated February 18, 1998 and recorded in Volume 1385, Page 387 in the Deed Records of Cherokee County, Texas, and part of a called 12,394 acre tract described in an Assumption Deed from Ralph E. Martin to REM-Builders, LTD, dated December 10, 2004 recorded in Volume 1702, Page 615 in the Deed Records of Cherokee County, Texas, and part of Eagle's Bluff Subdivision Section One as shown on the plat of same recorded in Cabinet B, Slide 93 of the Plat Records of Cherokee County, Texas, and being more particularly described as follows:

EXHIBIT "A"

Beginning at a ½ inch iron rod with a "Summit Surveying" cap set (hereafter denoted by "IR Set") on the north line of said 249.15 acre tract and at the northwest corner of the above mentioned 12.394 acre tract;

Thence South 89 degrees 45 minutes 19 seconds East with the north line of the 12.394 acre tract, at a distance of 1146.54 feet pass an IR Set for the northeast corner of same, and being a corner of said Eagle's Bluff Section One, continuing with the north line of said 249.15 acre tract and with a north line of said Eagle's Bluff Section One, for a total distance of 1229.17 feet to a ½ Inch iron rod found for the northeast corner of said 249.15 acre tract and an interior ell corner of Eagle's Bluff Section One, same being in the west line of relocated County Road 3506;

Thence South 03 degrees 13 minutes 41 seconds East, across said Eagle's Bluff Section One, and with the west line of relocated County Road 3506, a distance of 118.63 feet to an IR Set for corner in same;

Thence in a Southerly direction across said Eagle's Bluff Section One as follows:

1. North 89 degrees 58 minutes 16 seconds West a distance of 11.14 feet to an IR Set for corner;
2. South 37 degrees 26 minutes 57 seconds West a distance of 268.67 feet to an IR Set for corner;
3. South 29 degrees 09 minutes 17 seconds West a distance of 13.60 feet to an IR Set for corner and being the beginning of a curve to the right;
4. In a southerly direction along said curve to the right (said curve having a Central Angle of 102 degrees 44 minutes 57 seconds, a radius of 25.50 feet, and a chord which bears South 22 degrees 13 minutes 12 seconds West a distance of 39.84 feet) an Arc distance of 45.73 feet to an IR Set;
5. South 73 degrees 35 minutes 40 seconds West a distance of 77.71 feet to an IR Set for the Beginning of a curve to the right;
6. In a westerly direction along said curve to the right, passing an ell corner of said Eagle's Bluff Section One and a southeast corner of said 12.394 acre tract at an arc distance of 5.56 feet, continuing along said curve and with the south line of said 12.394 acre tract (said curve having a Central Angle of 16 degrees 39 minutes 00 seconds, a Radius of 154.93 feet, and a Chord which bears South 81 degrees 55 minutes 11 seconds West a distance of 44.85 feet) and Arc distance of 45.02 feet to an IR Set at the end of said curve;

Thence North 89 degrees 45 minutes 19 seconds West across said 12.394 acre tract, a distance of 89.10 feet to an IR Set for corner;

EXHIBIT "A"

Thence South 76 degrees 46 minutes 03 seconds West continuing across said 12.394 acre tract, a distance of 85.81 feet to an IR Set for corner at the intersection with the north right of way line of Eagle's Bluff Blvd.;

Thence North 89 degrees 45 minutes 19 seconds West with said north right of way line, at 131.99 feet pass an IR Set in same, continuing across said 12.394 acre tract, a total distance of 244.17 feet to an IR Set for corner and being the beginning of a curve to the left;

Thence continuing across said 12.394 acre tract in a southwesterly direction along said curve to the left (said curve having a Central Angle of 37 degrees 36 minutes 45 seconds, a radius of 239.07 feet, and a Chord which bears South 71 degrees 26 minutes 19 seconds West a distance of 154.14 feet) an Arc distance of 156.94 feet to an IR Set at the end of said curve;

Thence South 52 degrees 37 minutes 56 seconds West continuing across said 12.394 acre tract, a distance of 254.35 feet to an IR Set for corner of the intersection with the north right of way line of Eagle's Bluff Blvd.;

Thence in a westerly direction along the north right of way line of Eagle's Bluff Blvd. as follows:

1. South 75 degrees 16 minutes 34 seconds West a distance of 75.03 feet to an IR Set for the beginning of a curve to the right;
2. In a westerly direction along said curve to the right (said curve having a Central Angle of 40 degrees 15 minutes 26 seconds, a radius of 170.00 feet, and a Chord which bears North 84 degrees 35 minutes 43 seconds West a distance of 117.00 feet) and Arc distance of 119.45 feet to an IR Set for the southwest corner of said 12.394 acre tract;
3. North 64 degrees 28 minutes 00 seconds West a distance of 53.01 feet to an IR Set for the beginning of a curve to the left;
4. In a northwesterly direction along said curve to the left (said curve having a Central Angle of 04 degrees 35 minutes 27 seconds, a Radius of 230.00 feet, and a chord which bears North 66 degrees 43 minutes 43 seconds West a distance of 18.42 feet) an Arch distance of 18.43 feet to an IR Set;

Thence North 23 degrees 27 minutes 23 seconds East a distance of 164.63 feet across the previously referenced 249.15 acre tract to an IR Set for corner in the west line of said 12.394 acre tract;

Thence North 00 degrees 14 minutes 41 seconds East a distance of 457.96 feet with the west line of said 12.394 acre tract to the Place of Beginning containing 12.839 acres of land.

EXHIBIT "A"

TRACT TWO:

All that certain lot, tract, or parcel of land situated in the John Walker Survey Abstract 54, Cherokee County, Texas, and being part of a called 10.19 acre tract described as Tract 8 by deed recorded in Volume 2065, Page 573 of the Deed Records of Cherokee County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a 6" wood corner post for the northeast corner of this tract located N89°45'19"W 1229.15 feet from the northeast corner of the above mentioned 30.19 acre tract;

THENCE S00°14'41"W 457.96 feet to a found 1/2" iron rod for an angle corner of this tract;

THENCE S23°27'23"W 164.63 feet to a set 1/2" iron rod for the southeast corner of this tract located on the north line of Eagles Bluff Boulevard;

THENCE with said north line around a curve to the left having a Delta Angle of 14°25'52", a Radius of 230.00 feet, a Chord of N76°16'24"W 57.78 feet for a Length of 57.93 feet to the end of this curve;

THENCE continuing with said north line N83°29'20"W 253.41 feet to a found 1/2" iron rod for an ell corner of this tract;

THENCE N06°30'40"E 239.25 feet to a found 1/2" iron rod for an ell corner of this tract;

THENCE N81°15'50"W 103.92 feet to a found 1/2" iron rod for an angle corner of this tract;

THENCE N89°45'19"W 80.00 feet to a found 1/2" iron rod for an angle corner of this tract;

THENCE S52°46'15"W 54.78 feet to a found 1/2" iron rod for an angle corner of this tract;

THENCE S04°37'47"E 296.77 feet to a found 1/2" iron rod for an ell corner of this tract located on said north line of Eagles Bluff Boulevard;

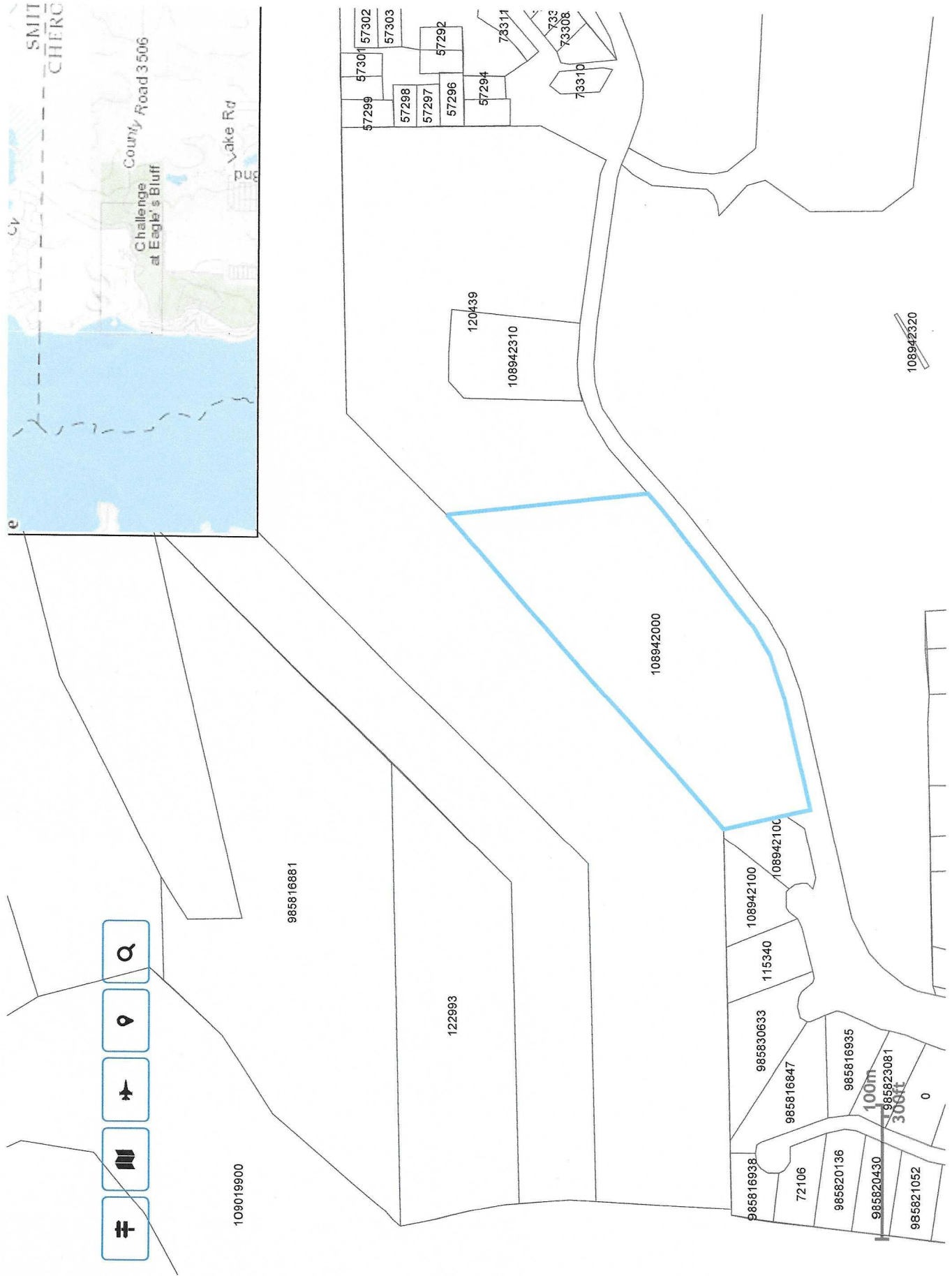
THENCE with said north line around a curve to the left having a Delta Angle of 34°19'12", a Radius of 330.00 feet, a Chord of S68°13'37"W 194.73 feet for a Length of 197.67 feet to the end of this curve;

THENCE continuing with said north line S51°07'26"W 121.61 feet to a set 1/2" iron rod for the southwest corner of this tract;

THENCE N08°16'04"W 479.91 feet to the northwest corner of this tract; Witness: S08°16'04"E 52.0 feet, a set 1/2" iron rod.

THENCE N47°32'01"E 338.25 feet to a found 1/2" iron rod for an angle corner of this tract;

THENCE S89°45'19"E 652.91 feet to the place of beginning and containing 10.11 acres of land.



DRAWN BY:	J.D.B.	APPROVED BY:	J.G.C.
DATE:	07/18/2017	PROJ. NO.	J2740
DWG. NO.:	J2740	DWG.	SECT 1, LOTS 1-3, BLK 14