
FINDING THAT EXHIBIT "A" OF THE FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR EAGLE'S BLUFF IS HEREBY AMENDED

WHEREAS, the Board of Directors (the "Board") of Eagle's Bluff Community Association, Inc., (the "Association") finds that there is a need to amend the master plat of the subdivision, which is currently attached thereto as Exhibit "A"; and

WHEREAS, the Board has a fiduciary duty to enforce the valid Dedicatory Instruments of the Association and ensure the information contained therein is true and correct; and

WHEREAS, the Board recognizes that the Master Plat, currently attached thereto as Exhibit "A", showing the lots and commonly owned property, does not accurately reflect all property of the Association, due to annexation, replatting and other property alterations; and

WHEREAS, the Board has determined that it is in the best interests of the Association for it to amend the Master Plat to accurately reflect the current property and lots contained in the Association;

NOW, THEREFORE, IT IS RESOLVED that the Master Plat currently attached to the governing documents is hereby repealed and the attached survey, from Cain Surveying Company dated June 22, 2019, shall be the current and accurate Master Plat.

I. DEFINITIONS

In this Finding:

1. "Null and Void Document" shall refer to any improperly filed Dedicatory Instrument that will no longer be given legal effect.
2. "Valid Document" shall refer to any properly file Dedicatory Instrument that will be given full legal effect.
3. "Dedicatory Instrument" shall refer to an instrument filed in the real property records of a county that includes covenants governing a residential subdivision.

II. FINDINGS

1. The Board was made aware that the current Master Plat was not accurate due to the annexation and other property replatting.
2. The new plat, dated June 22, 2019, is accurate as of this date.
3. The June 22, 2019, plat, reflects the current status of Eagle's Bluff. Shown on this survey and plat are other property that is not contained in the Association, nor subject to the governing documents, including the Villas which are expressly not contained in Eagle's Bluff.

III. NULL AND VOID DOCUMENTS

1. Exhibit "A" to the 4th Amendment to the Declarations of Covenants, Conditions and Restrictions for Eagle's Bluff.

IV. VALID DOCUMENTS

1. The attached "Amended Exhibit "A", which was recorded as _____.

By signing below, I certify that the foregoing finding that the Amended Exhibit "A", is hereby adopted by the Board of Directors of Eagle's Bluff Community Association, as the current Master Plat and shall be forthwith relied upon in relation to any reference in the governing documents on _____, 20____.

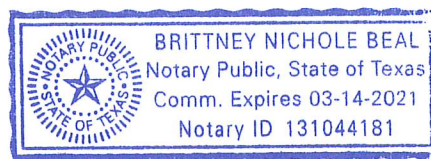
12-11-2019
Date

Steven Plybon
Authorized Director
STEVEN PLYBON

STATE OF TEXAS §
 §
COUNTY OF CHEROKEE §

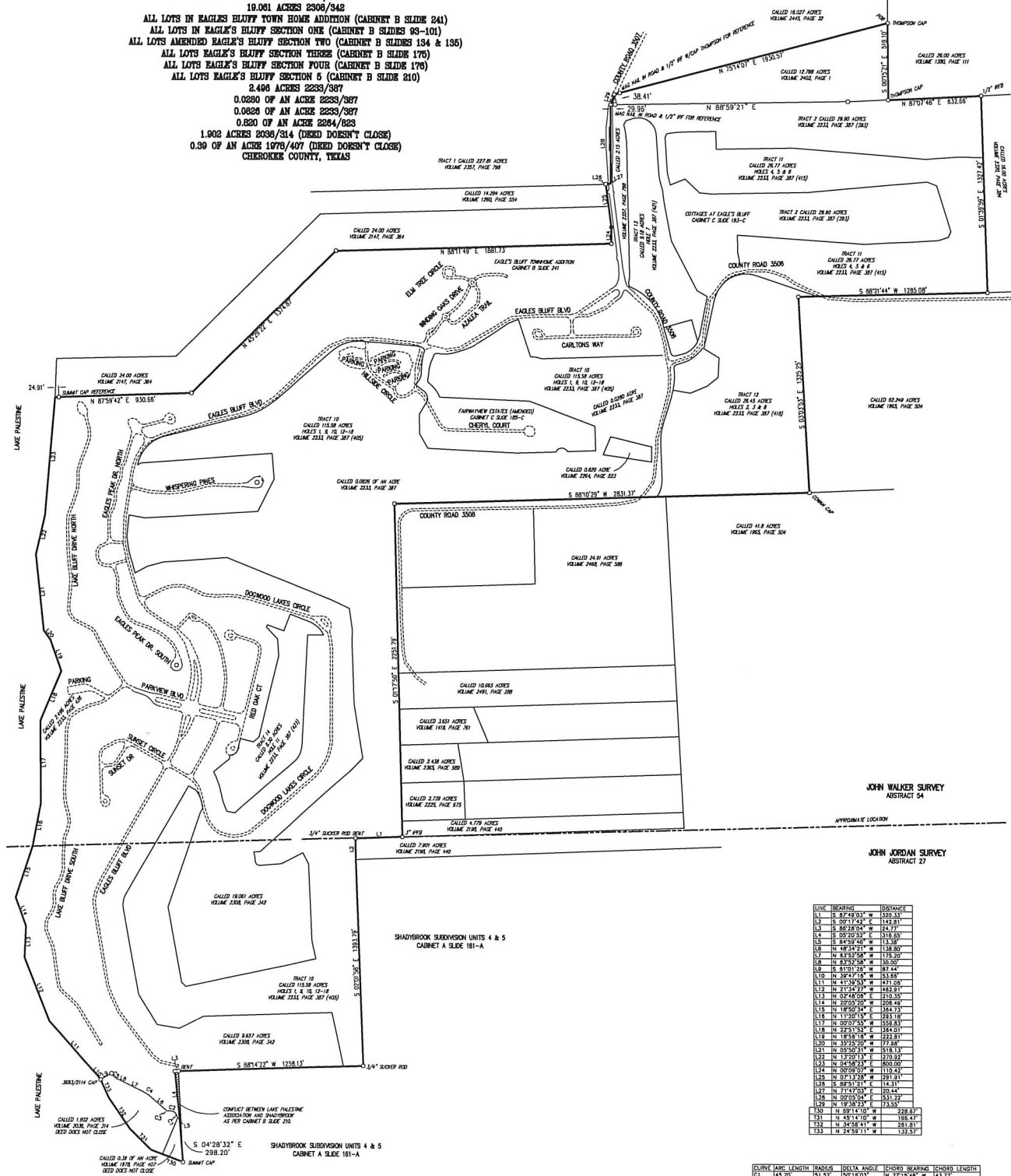
BEFORE ME, the undersigned authority, on the 11th day of December, 2019,
personally appeared, Steven Plybon, to me known to be the
Managing Director of Eagle's Bluff Community Association, Inc., and he/she acknowledged before me
the he/she executed the same for the purposes therein expressed.

B. Beal
Notary Public, State of Texas
My Commission Expires: 3-14-2021



0066049 BR
Vol
2524 Pg
143

456.883 ACRES
BEING ALL OF A CALLED
12.788 ACRES 2401/1
TRACT 2 - 29.90 ACRES 2233/387 (393)
TRACT 10 - 116.58 ACRES HOLES 1, 9, 10, 12-16 2233/387 (405)
TRACT 11 - 28.77 ACRES HOLES 4, 5 & 6 2233/387 (416)
TRACT 12 - 28.45 ACRES HOLES 2, 3, & 8 2233/387 (418)
TRACT 13 - 9.18 ACRES HOLE 7 2233/387 (421)
TRACT 14 - 8.30 ACRES HOLE 11 2233/387 (423)
ALL LOTS IN THE COTTAGE AT EAGLE'S BLUFF (CAB C SLIDE 185-C)
2.15 ACRES 2406/878
ALL LOTS IN AMENDED PLAT ADDITION TO UTILITY EASEMENT FAIRWAY VIEW ESTATES (CAB C SLIDE 185-C)
9.857 ACRES 2308/342
19.061 ACRES 2308/342
ALL LOTS IN EAGLE'S BLUFF TOWN HOME ADDITION (CABINET B SLIDE 241)
ALL LOTS IN EAGLE'S BLUFF SECTION ONE (CABINET B SLIDES 93-101)
ALL LOTS AMENDED EAGLE'S BLUFF SECTION TWO (CABINET B SLIDES 134 & 135)
ALL LOTS EAGLE'S BLUFF SECTION THREE (CABINET B SLIDE 176)
ALL LOTS EAGLE'S BLUFF SECTION FOUR (CABINET B SLIDE 176)
ALL LOTS EAGLE'S BLUFF SECTION FIVE (CABINET B SLIDE 210)
2.496 ACRES 2233/387
0.0280 OF AN ACRE 2233/387
0.0280 OF AN ACRE 2233/387
0.0280 OF AN ACRE 2233/387
1.903 ACRES 2036/314 (DEED DOESN'T CLOSE)
0.39 OF AN ACRE 1978/407 (DEED DOESN'T CLOSE)
CHEROKEE COUNTY, TEXAS



JOHN WALKER SURVEY
ABSTRACT 34

JOHN JORDAN SURVEY
ABSTRACT 27

SHADYBROOK SUBDIVISION UNITS 4 & 5
CABINET A SLIDE 181-A

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 87°49'03" W | 330.33 |
| L2 | S 09°17'42" E | 149.81 |
| L3 | S 86°28'04" W | 164.77 |
| L4 | S 09°20'32" E | 318.85 |
| L5 | S 84°26'04" W | 173.58 |
| L6 | N 48°34'21" W | 138.80 |
| L7 | N 63°53'58" W | 175.80 |
| L8 | N 63°53'58" W | 35.00 |
| L9 | S 81°01'18" W | 87.45 |
| L10 | N 38°47'18" W | 53.50 |
| L11 | S 43°30'33" W | 471.93 |
| L12 | N 21°34'33" W | 443.37 |
| L13 | N 30°48'04" W | 210.85 |
| L14 | N 20°05'05" W | 206.49 |
| L15 | N 18°50'54" W | 384.73 |
| L16 | N 11°09'15" W | 323.18 |
| L17 | N 00°07'03" W | 559.83 |
| L18 | N 22°51'34" W | 384.01 |
| L19 | N 18°58'18" W | 222.81 |
| L20 | N 10°50'00" W | 177.60 |
| L21 | N 05°30'31" W | 518.13 |
| L22 | N 12°20'33" W | 133.50 |
| L23 | N 04°58'53" E | 800.00 |
| L24 | N 08°09'59" E | 134.84 |
| L25 | N 07°13'38" W | 331.01 |
| L26 | S 88°21'21" W | 14.31 |
| L27 | N 71°49'03" W | 20.44 |
| L28 | N 00°05'04" W | 531.22 |
| L29 | N 15°08'23" W | 173.50 |
| L30 | N 69°14'10" W | 228.87 |
| L31 | N 44°18'10" W | 700.47 |
| L32 | N 34°58'41" W | 281.81 |
| L33 | N 24°55'11" W | 132.57 |

| CURVE | ARC LENGTH | BEARING | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------------|-------------|---------------|--------------|
| C1 | 45.20 | S 51°52'50" W | 50°18'03" | N 77°13'48" W | 43.77 |
| C2 | 45.11 | S 1°48'50" W | 50°18'03" | N 77°23'28" W | 43.77 |
| C3 | 11.81 | S 12°50'00" W | 54°09'20" | N 75°38'18" W | 11.38 |
| C4 | 88.14 | S 24°00'00" W | 15°18'15" | N 56°13'38" W | 59.84 |
| C5 | 48.54 | S 75°00'00" W | 30°23'15" | N 65°23'15" W | 48.08 |

NOTE: The purpose of this survey is to define the true perimeter of all Eagle's Bluff Club not to define all other lots and/or tracts.

The survey was prepared without the benefit of a Title Commitment and is subject to any encumbrances of record not reflected or shown herein.

NOTE: Bearings are based on the Texas State Plane Coordinate System, Texas North Central, Zone 402E, NAD 83.

I, James Garrett, do hereby certify that this plat accurately represents as on the ground survey made under my direct supervision on July 11, 2018 and is being submitted along with a Legal Description of the tract(s) shown herein.

James Garrett, Civil
Professional Professional Land Surveyor
State of Texas No. 2488



| | | | |
|----------|---------|-----------|--|
| DATE | 7/11/18 | ALTERNATE | |
| DRAWN BY | JG | | |
| DATE | 7/11/18 | | |
| DRAWN BY | JG | | |
| DATE | 7/11/18 | | |

A SURVEY FOR
EAGLE'S BLUFF CLUB
CHEROKEE COUNTY, TEXAS

CAIN
SURVEYING COMPANY
318 HWY. 110 SOUTH - WINTERHOUSE, TEXAS 75791
PHONE 817-528-1154 FAX 817-528-1154



EXHIBIT
"A"

tabbles

315 HWY 110 SOUTH WHITEHOUSE TEXAS 75791 LICENSE NO: 10129100 PHONE 903-839-1104 FAX 903-839-1184

456.883 ACRES

JOHN WALKER SURVEY, ABSTRACT 54 & JOHN JORDAN SURVEY, ABSTRACT 27
CHEROKEE COUNTY, TEXAS
EAGLES BLUFF CLUB, LLC
J3249

JULY 13, 2019

BEING 456.883 acres situated in the John Walker Survey, Abstract 54 and the John Jordan Survey, Abstract 27, being all of a called 12.778 acres as recorded in Volume 2401, Page 1 of the Official Public Records of Cherokee County, Texas (OPRCCT), Tract 2 - 29.90 acres as recorded in Volume 2233, Page 387 (393) of the OPRCCT, Tract 10 - 115.58 acres Holes 1, 9, 10, 12-18 as recorded in Volume 2233 Page 387 (405) of the OPRCCT, Tract 11 - 26.77 acres Holes 4, 5, & 6 as recorded in Volume 2233, Page 387 (415) of the OPRCCT, Tract 12 - 26.45 acres Holes 2, 3, & 8 as recorded in Volume 2233 Page 387 (418) of the OPRCCT, Tract 13 - 9.18 acres Hole 7 as recorded in Volume 2233 Page 387 (421) of the RCCT, Tract 14 - 8.30 acres Hole 11 as recorded in Volume 2233 Page 387 (423) of the OPRCCT, all lots in The Cottage at Eagle's Bluff as recorded in Cabinet C, Slide 193-C of the Plat Records of Cherokee County, Texas (PRCCT), all of a called 2.15 acres as recorded in Volume 2486, Page 678 of the OPRCCT, all lots in Amended plat Addition to Utility Easement Fairway View Estates as recorded in Cabinet C, Slide 185-C of the PRCCT, all of a called 9.657 acres as recorded in Volume 2308 Page 342 of the OPRCCT, all of a called 19.061 acres as recorded in Volume 2308 page 342 of the OPRCCT, all lots in Eagles Bluff Town Home Addition as recorded in Cabinet B, Slide 241 of the PRCCT, all lots in Eagle's Bluff Section One as recorded in Cabinet B, Slides 93-101 of the PRCCT, all lots in Amended Eagle's Bluff Section Two as recorded in Cabinet B Slides 134 & 135 of the PRCCT, All lots in Eagle's Bluff Section Three as recorded in Cabinet B slide 175 of the PRCCT, all lots in Eagle's Bluff Section Four as recorded in Cabinet B Slide 176 of the PRCCT, all lots in Eagle's Bluff Section Five as recorded in Cabinet B Slide 210 of the PRCCT, a called 2.496 acres as recorded in Volume 2233 Page 387 of the OPRCCT, a called 0.0280 of an acre as recorded in Volume 2233 Page 387 of the OPRCCT, a called 0.0826 of an acre as recorded in Volume 2233 Page 387 of the OPRCCT and all of a called 0.820 Of an acre as recorded in Volume 2264 Page 823 of the OPRCCT. The purpose of this survey is to define the outer perimeter of all Eagle's Bluff Club not to define all interior lots and/or tracts and is being described by meets and bounds as follows:

BEGINNING at a ½" Iron Rod Found w/cap Thompson & Associates marking the Northeast corner of said 12.788 acres tract as recorded in Volume 2402 Page 1 of the OPRCCT and marking the Southeast corner of a called 16.027 acres as recorded in Volume 2445 Page 32 of the OPRCCT and on the West line of a called 26.00 acres as recorded in Volume 1380 Page 111 of the OPRCCT;

THENCE with the East line of said 12.788 acres and the West line of said called 26.00 acres South 00°15'21" East a distance of 519.10 feet to a ½" Iron Rod Found w/ cap Thompson & Associates marking the Southwest corner of said 26.00 acres and in the north line of said called Tract 2;

THENCE with the North line of said Tract 2 and the South line of said 26.00 acres North 87°07'48" East a distance of 632.66 feet to a ½" Iron Rod Found (bent) on the South line said called 26.00 acres marking the Northeast corner of said Tract 2 and marking the Northwest corner of a called 16.00 acres as recorded in Volume 2320 Page 384 of the OPRCCT;

THENCE with the East line of said Tract 2, the East line of said Tract 11 and the West line of said 16.00 acres South 01°39'59" East a distance of 1327.42 feet to a ½" Iron Rod Found marking the Southeast corner of Tract 11, the Southwest corner of said called 16.00 acres and being in the North margin County Road 3506;

THENCE with the South line of said Tract 11, the North margin of County Road 3506 and with the North line of a called 62.249 acres as recorded in Volume 1965, Page 504 of the OPRCCT South 88°21'44" West a distance of 1285.08 feet to a ½" Iron Rod Found marking an interior corner of said Tract 12 and the Northwest corner of said 62.249 acres;

North 39°47'16" West a distance of 53.66 feet, and
North 41°39'53" West a distance of 471.06 feet, and
North 21°34'27" West a distance of 462.91 feet, and
North 02°48'06" East a distance of 210.35 feet, and
North 20°05'20" West a distance of 208.49 feet, and
North 18°50'34" East a distance of 364.73 feet, and
North 11°20'15" East a distance of 293.18 feet, and
North 00°07'55" West a distance of 559.83 feet, and
North 22°51'52" East a distance of 364.01 feet (WBL said 2.496 AC), and
North 18°56'18" West a distance of 222.81 feet, and
North 35°25'20" West a distance of 77.98 feet, and
North 05°50'31" West a distance of 518.13 feet, and
North 13°20'13" East a distance of 270.92 feet, and

North 04°58'23" East a distance of 800.00 feet to a point for corner for the Northwest corner of Lot 1, Block 5 of said Eagle's Bluff Section One and the Southwest corner of a called 24.00 acres as recorded in Volume 2147 Page 364 of the OPRCCT, said point having a 1/2" iron rod with SUMMIT cap for reference North 87°59'42" East a distance of 930.66 feet;

THENCE with the South line of said 24.00 acres North 87°59'42" East a distance of 930.66 feet to a 1/2" Iron Rod Found marking a break in same;

THENCE continuing with the South line of said called 24.00 acres North 45°29'22" East a distance of 1374.87 feet to a 1/2" Iron Rod Found marking a break in same;

THENCE continuing with the South line of said called 24.00 acres North 88°11'49" East a distance of 1881.73 feet to a 1/2" Iron Rod Found marking the Southeast corner of same;

THENCE with the East line of said called 24.00 acres North 00°09'07" West a distance of 110.42 feet to a 1/2" iron rod (w/cap RPLS #5980) set in same and being in the West margin of County Road 3507 (CR 3507);

THENCE with the West margin of said CR 3507, the East line of said called 24.00 acres and the East line of a called 14.294 acres as recorded in Volume 1260 Page 554 of the OPRCCT North 07°13'28" West a distance of 291.91 feet to a 1/2" Iron Rod Found (Bent) w/ cap Cowan & Associates marking the Northeast corner of said called 14.294 acres, the Southeast corner of a called 227.81 acres as recorded in Volume 2357 Page 798 of the OPRRCT and being in the West margin of said CR 3507;

THENCE across said CR 3507 as follows:

South 89°51'21" East a distance of 14.31 feet to a point, and

North 71°47'03" East a distance of 20.44 feet to a point, and

North 00°05'04" East a distance of 531.22 feet to a Mag Nail marking the Southwest corner of said 12.788 acres and having a 1/2" iron rod found as reference N 89°59'21" E a distance of 29.96 feet, and

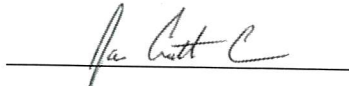
North 19°38'23" East a distance of 73.55 feet to a Mag Nail found in same marking the Southwest corner of said called 16.027 acres and the Northwest corner of said 12.788 acres, said mag nail having

a 1/2" iron rod w/cap Thompson & Associates for reference North 75°14'07" East a distance of 38.41 feet;

THENCE with the North line of said 12.788 acres and the South line of said called 16.027 acres North 75°14'07" East a distance of 1930.57 feet to the place of beginning containing 456.883 acres of land;

NOTE: Bearings are based on the Texas State Plane Coordinate System, Texas North Central, Zone 4202, NAD 83.

I, James Garrett Cain, do hereby state that this Legal Description represents an on the ground survey made under my supervision on July 13, 2019 and is being submitted along with a Plat of said tract herein described.



James Garrett Cain
Registered Professional Land Surveyor
State of Texas No. 5980



Filed for Record in:
Official Public Records
Cherokee County

On: Dec 11, 2019 at 02:57P

As a
Recordings

Document Number: 00686049

By:
Jennifer Boatman,
Deputy

STATE OF TEXAS COUNTY OF CHEROKEE

I hereby certify that this instrument
was filed on the date and time stamped
hereon by me and was duly recorded in
the volume and page of the named
records of:

Cherokee County
as stamped hereon by me.

Dec 11, 2019

HONORABLE Laverne Lusk, COUNTY CLERK
Cherokee County