

NOTICE OF ADDITION OF LAND
TO FAIRWAYS OF BLACKHAWK MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

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

WHEREAS, RH OF TEXAS, LIMITED PARTNERSHIP, a Maryland limited partnership, (the "Declarant") is the owner of that certain real property situated in Travis County, Texas, described to-wit:

72.51 acres of land, more or less, in Travis County, Texas, being more particularly described by metes and bounds descriptions in the attached Exhibit "A" which is incorporated herein for all purposes; and Lot 1, Block 1, Lot 2, Block 1 and Lot 1, Block 2, of the Fairways of Blackhawk Phase I-A, as shown by the map or plat recorded at Volume 91, Page 216, Plat Records of Travis County, Texas (the "Property"); and

13

WHEREAS, The Fairways of Blackhawk Master Declaration of Covenants, Conditions and Restrictions is recorded on November 13, 1992, in Volume 11813, Page 0056, as Document No. 92112066 of the Real Property Records of Travis County, Texas (the "Declaration"); and the First Amendment to Declaration of Covenants, Conditions and Restrictions and Fairways of Blackhawk Subdivision is recorded on May 19, 1993, in Volume 11939, Page 092, as Document No. 93053639 of the Real Property Records of Travis County, Texas; and the Amendment to Master Declaration is recorded on September 30, 1993 in Volume 12032, Page 1108, as Document No. 93114382 of the Real Property Records of Travis County, Texas; and the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Fairways of Blackhawk Subdivision is recorded on September 30, 1993, in Volume 12032, Page 1113, as Document No. 93114383 of the Real Property Records of Travis County, Texas; and, the Third Amendment of Fairways of Blackhawk Master Declaration of Covenants, Conditions and Restrictions is recorded on April 19, 1995, in Volume 12419, Page 0602, of the Real Property Records of Travis County, Texas; and the Fourth Amendment of Fairways of Blackhawk Master Declaration of Covenants, Conditions and Restrictions is recorded on November 15, 1995 in Volume 12565, Page 1692, of the Real Property Records of Travis County, Texas; and the Fifth Amendment of Fairways of Blackhawk Master Declaration of Covenants, Conditions and Restrictions recorded on October 6, 1997, in Volume 13034, Page 0346, of the Real Property Records of Travis County, Texas; and the Sixth Amendment of Fairways of Blackhawk Master Declaration of Covenants, Conditions and Restrictions, recorded on December 1, 2000, as Document No. 2000190766 of the Official Public Records of Travis County, Texas; and the Corrected Sixth Amendment of Fairways of Blackhawk Master Declaration of Covenants, Conditions and Restrictions recorded on May 16, 2001, as Document No. 2001076722 of the Official Public Records of Travis County, Texas, all being collectively hereinafter referred to as the "DECLARATION", and,

WHEREAS, RH of Texas, Limited Partnership is successor in interest of the Declarant's rights of said Declaration by instrument dated November 30, 2000 and recorded as Document No. 2000190768, of the Official Public Records of Travis County, Texas; and,

WHEREAS, pursuant to Article II of the Declaration as therein defined provides that the Declarant, its successors and assigns, shall have the right at any time prior to August 1, 2002, to bring within the scheme of the Declaration additional properties being property within the area described on Exhibit "A" of the Declaration; and,

WHEREAS, the Property, is property within the area described as the Project in the Master Plan of the Declaration; and,

NOW, THEREFORE, Developer declares as follows:

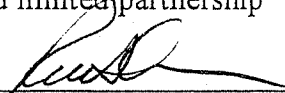
1. The Property is hereby added to and brought within the scheme of the Declaration and is hereby made a part of the subdivision as defined therein making the Property subject to all covenants, conditions and restrictions of the Declaration.
2. The Property shall be held, sold, conveyed and occupied subject to the Declaration, which are for the purposes of protecting the value and desirability of, and which shall run with the Property and shall be binding on all properties having any right, title and interest to the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.
3. Each contract or deed which may hereafter be executed with regard to the Property or any part thereof shall conclusively be held to have been executed, delivered and accepted subject to the Declaration regardless of whether or not the same are set out or referred to in said contract or deed.

IN WITNESS WHEREOF, executed this 4 day of March, 2002.

DECLARANT:

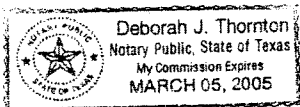
RH OF TEXAS LIMITED PARTNERSHIP,
A Maryland limited partnership

By: _____


Robert Solomon, Vice President

The State of Texas §
County of Texas §

This instrument was acknowledged before me on this 4 day of March, 2002, by Robert Solomon as Vice President of RH of Texas Limited Partnership, a Maryland limited partnership, on behalf of said entity.



Deborah J. Thornton
Notary Public, State of Texas

(seal)

The State of Texas §
County of _____ §

This instrument was acknowledged before me on this _____ day of March, 2002, by John Garrity as Vice President of RH of Texas Limited Partnership, a Maryland limited partnership, on behalf of said entity.

Notary Public, State of _____

(seal)

AFTER RECORDING, RETURN TO:

THENCE N 18° 15' 11" E, with the east line of said Lot 13, Block "A", Fairways of Blackhawk Phase III-A, a distance of 130.06 feet to a calculated point, from which a 1/2-inch iron rod found for the northeast corner of said Lot 13, Block "A" bears N 18° 15' 11" E a distance of 20.67 feet,

THENCE leaving the east line of said Lot 13, Block "A", and continuing across said called 299.256 acre tract the following twenty eight (28) courses and distances

- 1 S 70° 02' 05" E a distance of 241.98 feet to a calculated point,
- 2 with the arc of a curve to the right an arc distance of 125.21 feet, having a radius of 1055.00 feet, a central angle of 6° 48' 00" and a chord bearing S 66° 38' 05" E a chord distance 125.14 feet to a calculated point,
3. S 27° 34' 37" W a distance of 130.83 feet to a calculated point,
4. with the arc of a curve to the right an arc distance of 20.00 feet, having a radius of 950.00 feet, a central angle of 01° 12' 22", and a chord bearing S 62° 25' 23" E a distance of 20.00 feet to a calculated point,
5. N 27° 34' 37" E a distance of 130.92 feet to a calculated point,
- 6 with the arc of a curve to the right an arc distance of 533.33 feet, having a radius of 1055.00 feet, a central angle of 28° 57' 53", and a chord bearing S 47° 39' 58" E a chord distance of 527.67 feet to a calculated point,
- 7 S 33° 11' 02" E distance of 629.71 feet to a calculated point,
- 8 S 09° 57' 29" E a distance of 123.54 feet to a calculated point,
- 9 S 32° 00' 33" W a distance of 51.52 feet to a calculated point,
- 10 with the arc of a curve to the left an arc distance of 93.11 feet, having a radius of 375.00 feet, a central angle of 14° 13' 34", and a chord bearing S 65° 04' 22" E a chord distance of 92.87 feet to a calculated point,
- 11 S 72° 11' 09" E a distance of 52.79 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,
- 12 N 17° 48' 51" E a distance of 89.98 feet to a calculated point,
- 13 with the arc of a curve to the left an arc distance of 64.39 feet, having a radius of 145.00 feet, central angle of 25° 26' 37", and a chord bearing N 05° 05' 32" E a chord distance of 63.86 feet to a calculated point,
- 14 N 07° 37' 46" W a distance of 360.00 feet to a calculated point,
- 15 S 71° 28' 42" W a distance of 53.08 feet to a calculated point,
- 16 N 18° 34' 48" W a distance of 399.62 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,

- 17 N 71° 58' 40" E a distance of 97 98 feet to a calculated point,
- 18 S 64° 01' 30" E a distance of 322 68 feet to a calculated point,
- 19 N 27° 10' 44" E a distance of 138 28 feet to a calculated point,
- 20 with the arc of a curve to the left an arc distance of 16 10 feet, having a radius of 25 00 feet, central angle of 36° 53' 32", and a chord bearing N 08° 45' 18" E a chord distance of 15 82 feet to a calculated point,
21. with the arc of a curve to the right an arc distance of 16 09 feet, having a radius of 25 00 feet, central angle of 36° 52' 12", and a chord bearing N 08° 44' 38" E a chord distance of 15 81 feet to a calculated point,
- 22 N 27° 10' 44" E a distance of 99 30 feet to a calculated point,
- 23 with the arc of a curve to the right an arc distance of 16 09 feet, having a radius of 25 00 feet, a central angle of 36° 52' 12", and a chord bearing N 45° 36' 50" E a chord distance of 15.81 feet to a calculated point,
- 24 with the arc of a curve to the left an arc distance of 16 10 feet, having a radius of 25 00 feet, a central angle of 36° 53' 32", and a chord bearing N 45° 36' 10" E a chord distance of 15.82 feet to a ½-inch iron rod found for the southeast corner of Lot 38, Block "2", Fairways of Blackhawk Phase II-A, a subdivision according to the plat of record in Plat Book Volume 93, Page 245, Plat Records of Travis County, Texas, and being the southwest corner of the terminus of Diablo Road, a 50-foot wide ROW dedicated by said plat of Fairways of Blackhawk Phase II-A, and being a corner hereof,

THENCE S 62° 50' 31" E, with the south terminus of said Diablo Road, a distance of 50.00 feet to a calculated point for the southeast corner of the terminus of said Diablo Road, for a corner hereof;

THENCE N 27° 10' 44" E, with the east ROW line of said Diablo Road, a distance of 235 84 feet to a ½-inch iron rod found in the north line of said called 299 256 acre tract for the northern northwest corner of the tract described herein, same being the south line of a called 95 256 acre tract described in a deed to Robert M Tiemann, of record in Volume 12625, Page 570, Real Property Records of Travis County, Texas,

THENCE S 62° 48' 16" E, at a distance of 338 95 feet pass the southeast corner of said called 95 256 acre Tiemann tract, same being the southwest corner of said 321.88 acre Smith tract, a ½-inch iron rod found being 1 13 feet right, continuing for a total distance of 1,119 39 feet to the **POINT OF BEGINNING** and containing 84 74 acres of land, more or less

SAVE AND EXCEPT the following

DESCRIPTION OF A 12 23 ACRE TRACT OF LAND IN THE P GOLDEN SURVEY NO. 17, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 299 256 ACRE TRACT (SAVE AND EXCEPT TRACT I CONTAINING 26.051 ACRES, TRACT II CONTAINING 75 353 ACRES AND TRACT III CONTAINING 49 475 ACRES FOR A NET AREA OF 148 376 ACRES) DESCRIBED IN A DEED TO FAIRWAYS OF BLACKHAWK LIMITED PARTNERSHIP DATED NOVEMBER 6, 1992, OF RECORD IN VOLUME 11835, PAGE 171, REAL PROPERTY RECORDS OF TRAVIS COUNTY,

TEXAS, SAID 12.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a calculated point in the interior of said 299.256 acre tract for the northwest corner and **POINT OF BEGINNING** of the tract described herein, from which a cedar post found at the northeast corner of said called 299.256 acre tract described in said deed to Fairways of Blackhawk Limited Partnership recorded in Volume 11835, Page 171, Real Property Records of Travis County, Texas bears S 84° 00' 13" E a distance of 1,200.50 feet,

THENCE crossing said 299.256 acre tract the following nineteen (19) courses and distances

1. S 62° 49' 40" E a distance of 67.15 feet to a calculated point,
2. S 30° 39' 47" E a distance of 721.52 feet to a calculated point,
3. with the arc of a curve to the right an arc distance of 192.24 feet, having a radius of 195.00 feet, a central angle of 56° 29' 02", and a chord bearing S 02° 25' 16" E a chord distance of 184.55 feet to a calculated point,
4. S 25° 49' 16" W a distance of 1,107.01 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set from which a 1-1/4 inch iron pipe found bears S 15° 59' 36" W a distance of 1,640.74 feet,
5. N 63° 11' 23" W a distance of 119.63 feet to a calculated point,
6. with the arc of a curve to the right an arc distance of 176.04 feet, having a radius of 175.00 feet, a central angle of 57° 38' 07", and a chord bearing N 34° 22' 20" W a chord distance of 168.71 feet to a calculated point,
7. N 05° 33' 17" W a distance of 196.25 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set,
8. with the arc of a curve to the right an arc distance of 30.17 feet, having a radius of 275.00 feet, a central angle of 06° 17' 07", and a chord bearing N 02° 24' 43" W a chord distance of 30.15 feet to a calculated point,
9. S 89° 16' 10" E a distance of 129.00 feet to a calculated point,
10. with the arc of a curve to the right an arc distance of 43.53 feet, having a radius of 146.00 feet, a central angle of 17° 05' 00", and a chord bearing N 09° 16' 20" E a chord distance of 43.37 feet to a calculated point,
11. N 17° 48' 51" E a distance of 568.19 feet to a calculated point,
12. with the arc of a curve to the left an arc distance of 201.61 feet, having a radius of 454.00 feet, a central angle of 25° 26' 37", and a chord bearing N 05° 05' 32" E a chord distance of 199.96 feet to a calculated point,
13. N 07° 37' 46" W a distance of 309.81 feet to a calculated point,

72.51 Acres
P. Golden Sur No 17
John Beckham Sur No 16
Travis County, Texas

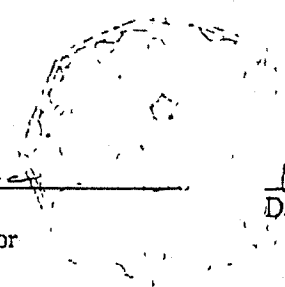
LAI Job No 001107
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- 14 with the arc of a curve to the right an arc distance of 35.68 feet, having a radius of 196.00 feet, a central angle of $10^{\circ} 25' 52''$, a chord bearing $N 02^{\circ} 24' 50'' W$ a chord distance of 35.63 feet to a calculated point,
- 15 $N 87^{\circ} 11' 54'' W$ a distance of 8.73 feet to a calculated point,
- 16 $N 02^{\circ} 02' 43'' W$ a distance of 78.51 feet to a calculated point,
- 17 $N 08^{\circ} 03' 45'' W$ a distance of 87.68 feet to a calculated point,
- 18 $N 62^{\circ} 49' 16'' W$ a distance of 49.60 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set, and
- 19 $N 27^{\circ} 10' 44'' E$ a distance of 113.78 feet to the **POINT OF BEGINNING** and containing 12.23 acres of land, more or less

BEARING BASIS Texas Coordinate System, Central Zone, NAD 83, Grid

I hereby certify that this description was prepared from an actual survey made on the ground during the months of April, May, June and October 2000, under my direction and supervision and is true and correct to the best of my knowledge

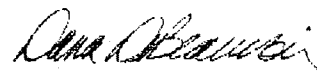

William D. O'Hara
William D. O'Hara
Registered Professional Land Surveyor
No 4878 - State of Texas
Loomis-Austin, Inc
3103 Bee Caves Rd, Suite 225
Austin, TX 78746 512-327-1180

12-26-00
Date

AFTER RECORDING, RETURN TO:

WHITTENTON & HURST, L.L.P.
12416 Hymeadow Dr., Ste. 101
Austin, Texas 78750
Attn: JMH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS


03-20-2002 12:23 PM 2002052351
KNOWLESR \$33.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS