

**Denton County
Juli Luke
County Clerk**

Instrument Number: 91565

ERecordings-RP

AMENDMENT

Recorded On: July 29, 2016 08:42 AM

Number of Pages: 9

**** Examined and Charged as Follows: ****

Total Recording: 58.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

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**STATE OF TEXAS
COUNTY OF DENTON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed heron, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

in the Declaration), and thereby the Declarant is the "Reviewer" as such term is defined in the Declaration; and

WHEREAS, the Declarant, pursuant to its rights as Declarant and Reviewer under the terms of the Declaration, including, without limitation, Section 3.4 of the Declaration desires to amend and modify certain provisions in the Design Guidelines (as defined in the Declaration) attached as Exhibit D to the Declaration, as more specifically provided in this Amendment.

NOW, THEREFORE, the Declarant does hereby amend the Declaration and the Design Guidelines as follows:

1. Defined Terms. Unless otherwise defined in this Amendment or the context otherwise requires, each term used in this Amendment with its initial letter capitalized which has been specifically defined in the Declaration shall have the same meaning herein as given to such term in the Declaration.

2. Amendments to Declaration. (a) Article I, Section (p) is hereby modified and amended to read in its entirety as follows:

"(p) "Valencia on the Lake" or "Property" shall mean and refer to the real property described on Exhibit A (save and except the real property described on Exhibit A-1 attached hereto and to be referred to herein as the "School Site"), any improvements now or hereafter situated thereon, and any and all additional real property (and the improvements thereon) which Declarant hereafter subjects to this Declaration, in accordance with Article XIV hereof. For clarity, the School Site is specifically excluded from the Property, and is not subject to or affected by the terms of this Declaration."

(b) Article I of the Declaration is hereby modified and amended to add the following as new defined terms

"(s) "Lot Type" shall mean and refer to the Lot Types described and further defined in the Development Standards for the Property established by the Town of Little Elm, Texas under the applicable Planned Development zoning ordinance, as modified or amended from time to time (the "PD Ordinance"). The Lot Types include "Lot Type 1," "Lot Type 2," "Lot Type 3," "Lot Type 4," "Lot Type 5," "Lot Type 6" and "Lot Type 7", which designations correspond to such designations described in the PD Ordinance."

(c) The second sentence of Section 2.1 of the Declaration is hereby modified and amended to read in its entirety as follows:

"No building or other structure shall be erected, altered, placed or permitted to remain on any Lot other than one (1) detached single-family residence per Lot, which residence may not exceed forty feet (40') or two and one-half (2 1/2) stories in height, and a private garage as provided below."

(d) Section 2.6 of the Declaration is hereby modified and amended to read in its entirety as follows:

“The total air-conditioned living area of the main residential structure constructed on each Lot, as measured to the outside of exterior walls but exclusive of garages, breezeways and porches shall be as follows: For Lot Type 1, the minimum square footage shall be not less than 2,500 square feet; for Lot Type 2, the minimum square footage shall not be less than 2,000 square feet; for Lot Type 3, the minimum square footage shall not be less than 1,600 square feet; for Lot Type 4, the minimum square footage shall not be less than 1,200 square feet; for Lot Type 5, the minimum square footage shall not be less than 1,000 square feet; for Lot Type 6, the minimum square footage shall not be less than 1,400 square feet; and for Lot Type 7, the minimum square footage shall not be less than 2,000 square feet.”

(e) Exhibit A-1 of the Declaration is hereby modified and amended, and replaced with Exhibit A-1 attached hereto and incorporated herein by reference. Any and all references to Exhibit A-1 in the Declaration shall mean and refer to Exhibit A-1

3. Amendments to Design Guidelines. (a) The first sentence of Section 1.1.2 of Part One of the Design Guidelines is hereby modified and amended to read in its entirety as follows:

“A minimum of one (1) tree per thirty feet (30’) of front yard Lot width is required to be installed in the front yard, and for any corner Lots at least one (1) ornamental tree shall be installed in the side yard of such Lot facing the Street.”

(b) Section 2.1.1 and Section 2.1.2 of Part Two of the Design Guidelines is hereby modified and amended to read in their entirety as follows:

“2.1.1 Roof Pitch: Roof Pitches for Lot Types 1, 2, 3, 5, 6, and 7 shall have a minimum of 8-in-12 slopes. Roof Pitches for Lot Type 4 shall have a minimum roof pitch of 6-in-12 slope.

“2.1.2 Roofing Materials: Roofing materials for Lot Types 1, 2, 3, 4, 5, 6, and 7 shall be asphalt shingles with a 30-year rated or better shingle having a minimum weight of 220 pounds per square feet (100 square feet) and have a weathered brown or gray color. Other roofing materials shall not be used without written approval from the Reviewer. **No wooden shingles are allowed.**”

(c) Section 2.4 of Part Two of the Design Guidelines is hereby modified and amended to add as a new Subsection 2.4.1.5 thereunder the following:

“2.4.1.5 Design Features: All homes constructed on Lot Types 1, 2, 3, 5, 6, or 7 shall include at least four (4) of the design features listed in the PD Ordinance for the Property to provide visual relief along the front of homes constructed on such Lot Types. Homes

constructed on Lot Type 4 shall include at least five (5) of the design features listed in the PD Ordinance for the Property to provide visual relief along the front of homes constructed on such Lot Types.”

(d) Subsection 2.6.1.2 and Subsection 2.6.1.3 of Part Two of the Design Guidelines are hereby modified and amended to read in their entirety as follows:

“2.6.1.2 Lot Type 2: Garage may face front or side street. At least 75% of the garages on Lot Type 2 Lots that are facing a street within Valencia on the Lake development shall be set back at least two feet (2’) from the main façade. Garage doors facing a street must be stained wood of a stain type and color approved in writing by the Reviewer. The wood may be cedar, redwood, spruce, fir, or any other hardwood approved in writing by the Reviewer.

“2.6.1.3 Lot Type 3: Garage may face front or side street. At least 75% of the garages on Lot Type 3 Lots that are facing a street within Valencia on the Lake development shall be set back at least two feet (2’) from the main façade. Garage doors facing a street must be stained wood of a stain type and color approved in writing by the Reviewer. The wood may be cedar, redwood, spruce, fir, or any other hardwood approved in writing by the Reviewer.”

(e) Section 2.6 of Part Two of the Design Guidelines is hereby modified and amended to add as a new Subsection 2.6.1.6 and Subsection 2.6.1.7 thereunder the following:

“2.6.1.6 Lot Type 6: Garages facing a Street must be stained wood of a stain type and color approved in writing by the Reviewer. The wood may be cedar, redwood, spruce, fir, or any other hardwood approved in writing by the Reviewer.

“2.6.1.7 Lot Type 7: Garage may face front or side street. At least 75% of the garages on Lot Type 7 Lots that are facing a street within Valencia on the Lake development shall be set back at least two feet (2’) from the main façade. Garage doors facing a street must be stained wood of a stain type and color approved in writing by the Reviewer. The wood may be cedar, redwood, spruce, fir, or any other hardwood approved in writing by the Reviewer.”

4. No Other Effect. Except as expressly modified, amended and supplemented by this Amendment, the terms and provisions of the Declaration and Design Guidelines are not amended, modified or supplemented, and the Declaration and the Design Guidelines, as modified, amended and supplemented hereby, are hereby amended as provided herein.

5. Severability. Invalidation of anyone provision of this Amendment by judgment or court order shall in no way affect any other provision of this Amendment or the remainder of this Amendment which shall remain in full force and effect. Furthermore, in lieu of each such illegal,

invalid, or unenforceable provision, there shall be added automatically as a part of this Amendment a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

6. Headings. The headings contained in this Amendment are for reference purposes only and shall not in any way affect the meaning or interpretation of this Amendment.

REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

EXECUTED to be effective as of the date written above.

DECLARANT:

VALENCIA ON THE LAKE, L.P.,
a Texas limited partnership

By: Valencia on the Lake GP, LLC,
a Texas limited liability company
its General Partner

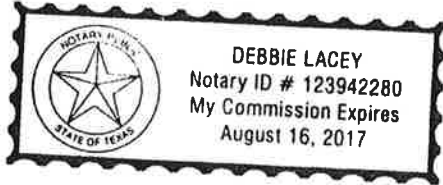
By: *Mehrdad Moayed*
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me, DEBBIE LACEY, a Notary Public, on this day personally appeared Mehrdad Moayed, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of Valencia on the Lake GP, LLC, the general partner of VALENCIA ON THE LAKE, L.P., a Texas limited partnership, as its Manager, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28 day of July, 2016.

[SEAL]



Debbie Lacey
Notary Public, State of Texas

Printed name of Notary

My Commission Expires: _____

EXHIBIT A-1**LEGAL DESCRIPTION of the SCHOOL TRACT****12.332 ACRES IN THE SANTIAGO GUATRARRARA SURVEY, ABSTRACT NO. 456**

LEGAL DESCRIPTION

BEING that certain tract of land situated in the SANTIAGO GUARRARA SURVEY ~ ABSTRACT NUMBER 456, in Denton County, Texas, said tract being a part of that certain tract of land described in deed to Valencia on the Lake, L.P., recorded in Document Number 2007-8103 and Document Number 2007-41359, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at a southwesterly corner of that certain tract of land described in deed to the Town of Little Elm, recorded in Document Number 2014-31379, RPRDCT (Rockhill Parkway - called 90-foot right-of-way), said iron rod also being located on the southwesterly right-of-way line of Riola Drive (called 50-foot right-of-way), according to Final Plat of Valencia on the Lake Phase 1, an addition to the Town of Little Elm, Denton County, Texas, recorded in Document Number 2015-245 of the Plat Records of Denton County, Texas (PRDCT), said iron rod also being the westernmost northwest corner of said Valencia on the Lake Phase 1;

THENCE North 22°35'16" West, with a southwesterly line of said Town of Little Elm tract, a distance of 20.00 feet to an "X" cut in concrete found at the intersection of the southerly right-of-way line of said Rockhill Parkway and the southwesterly right-of-way line of said Riola Drive;

THENCE South 67°24'44" West, with a southerly right-of-way line of said Rockhill Parkway, a distance of 175.52 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the beginning of a tangent curve to the left;

THENCE Southwesterly with said curve which has a central angle of 16°24'37", a chord that bears South 59°12'25" West, a distance of 386.77 feet, a radius of 1355.00 feet, and an arc length of 388.09 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for the POINT OF BEGINNING of herein described tract;

THENCE South 37°56'28" East, leaving said southerly right-of-way line of Rockhill Parkway, and over and across said Valencia on the Lake, L.P. tract, a distance of 531.27 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner located at the beginning of a tangent curve to the right;

THENCE continuing over and across said Valencia on the Lake, L.P. tract to 5/8-inch iron rods with caps marked "PETITT-RPLS 4087" set for corner, the following courses:

Southeasterly with said curve which has a central angle of 29°09'23", a chord that bears South 23°21'46" East, a distance of 364.97 feet, a radius of 725.00 feet, and an arc length of 368.93 feet to the end of said curve;

South 08°47'05" East, a distance of 58.11 feet;

South 85°34'15" West, a distance of 543.85 feet, said iron rod being located at the beginning of a tangent curve to the left;

Southwesterly with said curve which has a central angle of 15°25'18", a chord that bears South 77°51'36" West, a distance of 100.63 feet, a radius of 375.00 feet, and an arc length of 100.93 feet to the end of said curve;

South 70°08'57" West, a distance of 151.64 feet;

North 18°34'02" West, a distance of 165.01 feet, said iron rod being located at the beginning of a tangent curve to the left;

Northwesterly with said curve which has a central angle of 23°28'29", a chord that bears North 30°18'16" West, a distance of 207.49 feet, a radius of 510.00 feet, and an arc length of 208.95 feet to the end of said curve;

North 42°02'31" West, a distance of 113.65 feet;

And North 33°28'56" West, a distance of 30.00 feet, said iron rod being located on the southerly right-of-way line of said Rockhill Parkway, and being the beginning of a non-tangent curve to the left;

THENCE Northeasterly with said southerly right-of-way line, and with said curve which has a central angle of 07°11'19", a chord that bears North 52°55'24" East, a distance of 131.03 feet, a radius of 1045.00 feet, and an arc length of 131.11 feet to the end of said curve, an "X" cut in concrete found for corner;

THENCE South 42°02'31" East, continuing with said southerly right-of-way line, a distance of 20.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 48°16'01" East, continuing with said southerly right-of-way line, a distance of 50.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 42°02'31" West, continuing with said southerly right-of-way line, a distance of 20.00 feet to an "X" cut in concrete found for corner;

THENCE North 47°53'19" East, continuing with said southerly right-of-way line, a distance of 478.67 feet, to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the beginning of a tangent curve to the right;

THENCE Northeasterly with said curve which has a central angle of 03°06'48", a chord that bears North 49°26'42" East, a distance of 73.62 feet, a radius of 1355.00 feet, and an arc length of 73.62 feet to the end of said curve, and to the POINT OF BEGINNING of herein described tract, containing an area of 12.332 acres of land.

in the Declaration), and thereby the Declarant is the “Reviewer” as such term is defined in the Declaration; and

WHEREAS, the Declarant, pursuant to its rights as Declarant and Reviewer under the terms of the Declaration, including, without limitation, Section 3.4 of the Declaration desires to amend and modify certain provisions in the Design Guidelines (as defined in the Declaration) attached as Exhibit D to the Declaration, as more specifically provided in this Amendment.

NOW, THEREFORE, the Declarant does hereby amend the Declaration and the Design Guidelines as follows:

1. Defined Terms. Unless otherwise defined in this Amendment or the context otherwise requires, each term used in this Amendment with its initial letter capitalized which has been specifically defined in the Declaration shall have the same meaning herein as given to such term in the Declaration.

2. Amendments to Declaration. (a) Article I, Section (p) is hereby modified and amended to read in its entirety as follows:

“(p) “Valencia on the Lake” or “Property” shall mean and refer to the real property described on Exhibit A (save and except the real property described on Exhibit A-1 attached hereto and to be referred to herein as the “School Site”), any improvements now or hereafter situated thereon, and any and all additional real property (and the improvements thereon) which Declarant hereafter subjects to this Declaration, in accordance with Article XIV hereof. For clarity, the School Site is specifically excluded from the Property, and is not subject to or affected by the terms of this Declaration.”

(b) Article I of the Declaration is hereby modified and amended to add the following as new defined terms

“(s) “Lot Type” shall mean and refer to the Lot Types described and further defined in the Development Standards for the Property established by the Town of Little Elm, Texas under the applicable Planned Development zoning ordinance, as modified or amended from time to time (the “PD Ordinance”). The Lot Types include “Lot Type 1,” “Lot Type 2,” “Lot Type 3,” “Lot Type 4,” “Lot Type 5,” “Lot Type 6” and “Lot Type 7”, which designations correspond to such designations described in the PD Ordinance.”

(c) The second sentence of Section 2.1 of the Declaration is hereby modified and amended to read in its entirety as follows:

“No building or other structure shall be erected, altered, placed or permitted to remain on any Lot other than one (1) detached single-family residence per Lot, which residence may not exceed forty feet (40’) or two and one-half (2 1/2) stories in height, and a private garage as provided below.”

(d) Section 2.6 of the Declaration is hereby modified and amended to read in its entirety as follows:

“The total air-conditioned living area of the main residential structure constructed on each Lot, as measured to the outside of exterior walls but exclusive of garages, breezeways and porches shall be as follows: For Lot Type 1, the minimum square footage shall be not less than 2,500 square feet; for Lot Type 2, the minimum square footage shall not be less than 2,000 square feet; for Lot Type 3, the minimum square footage shall not be less than 1,600 square feet; for Lot Type 4, the minimum square footage shall not be less than 1,200 square feet; for Lot Type 5, the minimum square footage shall not be less than 1,000 square feet; for Lot Type 6, the minimum square footage shall not be less than 1,400 square feet; and for Lot Type 7, the minimum square footage shall not be less than 2,000 square feet.”

(e) **Exhibit A-1** of the Declaration is hereby modified and amended, and replaced with **Exhibit A-1** attached hereto and incorporated herein by reference. Any and all references to Exhibit A-1 in the Declaration shall mean and refer to Exhibit A-1

3. Amendments to Design Guidelines. (a) The first sentence of Section 1.1.2 of Part One of the Design Guidelines is hereby modified and amended to read in its entirety as follows:

“A minimum of one (1) tree per thirty feet (30’) of front yard Lot width is required to be installed in the front yard, and for any corner Lots at least one (1) ornamental tree shall be installed in the side yard of such Lot facing the Street.”

(b) Section 2.1.1 and Section 2.1.2 of Part Two of the Design Guidelines is hereby modified and amended to read in their entirety as follows:

“2.1.1 Roof Pitch: Roof Pitches for Lot Types 1, 2, 3, 5, 6, and 7 shall have a minimum of 8-in-12 slopes. Roof Pitches for Lot Type 4 shall have a minimum roof pitch of 6-in-12 slope.

“2.1.2 Roofing Materials: Roofing materials for Lot Types 1, 2, 3, 4, 5, 6, and 7 shall be asphalt shingles with a 30-year rated or better shingle having a minimum weight of 220 pounds per square feet (100 square feet) and have a weathered brown or gray color. Other roofing materials shall not be used without written approval from the Reviewer. **No wooden shingles are allowed.**”

(c) Section 2.4 of Part Two of the Design Guidelines is hereby modified and amended to add as a new Subsection 2.4.1.5 thereunder the following:

“2.4.1.5 Design Features: All homes constructed on Lot Types 1, 2, 3, 5, 6, or 7 shall include at least four (4) of the design features listed in the PD Ordinance for the Property to provide visual relief along the front of homes constructed on such Lot Types. Homes

constructed on Lot Type 4 shall include at least five (5) of the design features listed in the PD Ordinance for the Property to provide visual relief along the front of homes constructed on such Lot Types.”

(d) Subsection 2.6.1.2 and Subsection 2.6.1.3 of Part Two of the Design Guidelines are hereby modified and amended to read in their entirety as follows:

“2.6.1.2 Lot Type 2: Garage may face front or side street. At least 75% of the garages on Lot Type 2 Lots that are facing a street within Valencia on the Lake development shall be set back at least two feet (2’) from the main façade. Garage doors facing a street must be stained wood of a stain type and color approved in writing by the Reviewer. The wood may be cedar, redwood, spruce, fir, or any other hardwood approved in writing by the Reviewer.

“2.6.1.3 Lot Type 3: Garage may face front or side street. At least 75% of the garages on Lot Type 3 Lots that are facing a street within Valencia on the Lake development shall be set back at least two feet (2’) from the main façade. Garage doors facing a street must be stained wood of a stain type and color approved in writing by the Reviewer. The wood may be cedar, redwood, spruce, fir, or any other hardwood approved in writing by the Reviewer.”

(e) Section 2.6 of Part Two of the Design Guidelines is hereby modified and amended to add as a new Subsection 2.6.1.6 and Subsection 2.6.1.7 thereunder the following:

“2.6.1.6 Lot Type 6: Garages facing a Street must be stained wood of a stain type and color approved in writing by the Reviewer. The wood may be cedar, redwood, spruce, fir, or any other hardwood approved in writing by the Reviewer.

“2.6.1.7 Lot Type 7: Garage may face front or side street. At least 75% of the garages on Lot Type 7 Lots that are facing a street within Valencia on the Lake development shall be set back at least two feet (2’) from the main façade. Garage doors facing a street must be stained wood of a stain type and color approved in writing by the Reviewer. The wood may be cedar, redwood, spruce, fir, or any other hardwood approved in writing by the Reviewer.”

4. No Other Effect. Except as expressly modified, amended and supplemented by this Amendment, the terms and provisions of the Declaration and Design Guidelines are not amended, modified or supplemented, and the Declaration and the Design Guidelines, as modified, amended and supplemented hereby, are hereby amended as provided herein.

5. Severability. Invalidation of anyone provision of this Amendment by judgment or court order shall in no way affect any other provision of this Amendment or the remainder of this Amendment which shall remain in full force and effect. Furthermore, in lieu of each such illegal,

invalid, or unenforceable provision, there shall be added automatically as a part of this Amendment a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

6. Headings. The headings contained in this Amendment are for reference purposes only and shall not in any way affect the meaning or interpretation of this Amendment.

REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

EXECUTED to be effective as of the date written above.

DECLARANT:

VALENCIA ON THE LAKE, L.P.,
a Texas limited partnership

By: Valencia on the Lake GP, LLC,
a Texas limited liability company
its General Partner

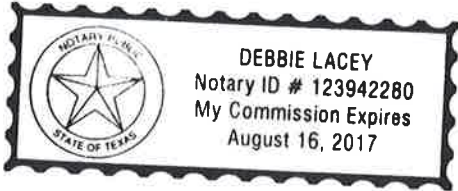
By: *Mehrdad Moayed*
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me, DEBBIE LACEY, a Notary Public, on this day personally appeared Mehrdad Moayed, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of Valencia on the Lake GP, LLC, the general partner of VALENCIA ON THE LAKE, L.P., a Texas limited partnership, as its Manager, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28 day of July, 2016.

[SEAL]



Debbie Lacey
Notary Public, State of Texas

Printed name of Notary
My Commission Expires: _____

EXHIBIT A-1

LEGAL DESCRIPTION of the SCHOOL TRACT

12.332 ACRES IN THE SANTIAGO GUARRARA SURVEY, ABSTRACT NO. 456

LEGAL DESCRIPTION

BEING that certain tract of land situated in the SANTIAGO GUARRARA SURVEY ~ ABSTRACT NUMBER 456, in Denton County, Texas, said tract being a part of that certain tract of land described in deed to Valencia on the Lake, L.P., recorded in Document Number 2007-8103 and Document Number 2007-41359, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at a southwesterly corner of that certain tract of land described in deed to the Town of Little Elm, recorded in Document Number 2014-31379, RPRDCT (Rockhill Parkway - called 90-foot right-of-way), said iron rod also being located on the southwesterly right-of-way line of Riola Drive (called 50-foot right-of-way), according to Final Plat of Valencia on the Lake Phase 1, an addition to the Town of Little Elm, Denton County, Texas, recorded in Document Number 2015-245 of the Plat Records of Denton County, Texas (PRDCT), said iron rod also being the westernmost northwest corner of said Valencia on the Lake Phase 1;

THENCE North 22°35'16" West, with a southwesterly line of said Town of Little Elm tract, a distance of 20.00 feet to an "X" cut in concrete found at the intersection of the southerly right-of-way line of said Rockhill Parkway and the southwesterly right-of-way line of said Riola Drive;

THENCE South 67°24'44" West, with a southerly right-of-way line of said Rockhill Parkway, a distance of 175.52 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the beginning of a tangent curve to the left;

THENCE Southwesterly with said curve which has a central angle of 16°24'37", a chord that bears South 59°12'25" West, a distance of 386.77 feet, a radius of 1355.00 feet, and an arc length of 388.09 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for the POINT OF BEGINNING of herein described tract;

THENCE South 37°56'28" East, leaving said southerly right-of-way line of Rockhill Parkway, and over and across said Valencia on the Lake, L.P. tract, a distance of 531.27 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner located at the beginning of a tangent curve to the right;

THENCE continuing over and across said Valencia on the Lake, L.P. tract to 5/8-inch iron rods with caps marked "PETITT-RPLS 4087" set for corner, the following courses:

Southeasterly with said curve which has a central angle of 29°09'23", a chord that bears South 23°21'46" East, a distance of 364.97 feet, a radius of 725.00 feet, and an arc length of 368.93 feet to the end of said curve;

South 08°47'05" East, a distance of 58.11 feet;

South 85°34'15" West, a distance of 543.85 feet, said iron rod being located at the beginning of a tangent curve to the left;

Southwesterly with said curve which has a central angle of 15°25'18", a chord that bears South 77°51'36" West, a distance of 100.63 feet, a radius of 375.00 feet, and an arc length of 100.93 feet to the end of said curve;

South 70°08'57" West, a distance of 151.64 feet;

North 18°34'02" West, a distance of 165.01 feet, said iron rod being located at the beginning of a tangent curve to the left;

Northwesterly with said curve which has a central angle of 23°28'29", a chord that bears North 30°18'16" West, a distance of 207.49 feet, a radius of 510.00 feet, and an arc length of 208.95 feet to the end of said curve;

North 42°02'31" West, a distance of 113.65 feet;

And North 33°28'56" West, a distance of 30.00 feet, said iron rod being located on the southerly right-of-way line of said Rockhill Parkway, and being the beginning of a non-tangent curve to the left;

THENCE Northeasterly with said southerly right-of-way line, and with said curve which has a central angle of 07°11'19", a chord that bears North 52°55'24" East, a distance of 131.03 feet, a radius of 1045.00 feet, and an arc length of 131.11 feet to the end of said curve, an "X" cut in concrete found for corner;

THENCE South 42°02'31" East, continuing with said southerly right-of-way line, a distance of 20.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 48°16'01" East, continuing with said southerly right-of-way line, a distance of 50.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 42°02'31" West, continuing with said southerly right-of-way line, a distance of 20.00 feet to an "X" cut in concrete found for corner;

THENCE North 47°53'19" East, continuing with said southerly right-of-way line, a distance of 478.67 feet, to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the beginning of a tangent curve to the right;

THENCE Northeasterly with said curve which has a central angle of 03°06'48", a chord that bears North 49°26'42" East, a distance of 73.62 feet, a radius of 1355.00 feet, and an arc length of 73.62 feet to the end of said curve, and to the POINT OF BEGINNING of herein described tract, containing an area of 12.332 acres of land.