



**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR THUNDER ROCK RESIDENTIAL COMMUNITY**

[CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS]

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THUNDER ROCK RESIDENTIAL COMMUNITY (“**Amendment**”) is made this 1<sup>st</sup> day of November, 2022, by MM Marble Falls 1070, LLC (“**Declarant**”).

**RECITALS:**

**WHEREAS**, Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions for Thunder Rock Residential Community on November 1, 2022, under instrument No. 202215464 of the Official Real Property Records of Burnet County, Texas (the “**Declaration**”); and

**WHEREAS**, the legal description attached as Appendix A of the Declaration erroneously included the commercial property located within Phase 1 of the development; and

**WHEREAS**, pursuant to Section B.3.4 of Appendix B of the Declaration, Declarant is permitted to unilaterally amend the Declaration for any purpose.

**WHEREAS**, Declarant desires to execute and record this Amendment to correct such error in Appendix A of the Declaration;

**NOW THEREFORE**, pursuant to the powers retained by the Declarant under the Declaration, the Declarant hereby declares as follows:

1. Appendix A of the Declaration is hereby replaced with Appendix A, attached hereto.
2. Declarant hereby subjects the property identified in Appendix A to the provisions of the Declaration and to the jurisdiction of the Association (as defined in the Declaration). The property identified in Appendix A shall be owned, held, transferred, sold, conveyed, used, occupied, mortgaged or otherwise encumbered subject to all of the terms, provisions, covenants and restrictions contained in the Declaration, which shall run with the title to the property identified in Appendix A, and shall be binding upon all persons having any right, title, or interest in such property, their respective legal representatives, successors, successors-in-title, and assigns.

**[REMAINDER OF PAGE LEFT BLANK – SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, this Amendment has been executed as of the day and year first above written.

**DECLARANT:**

MM MARBLE FALLS 1070, LLC,  
a Texas limited liability company

By: MMM Ventures, LLC,  
a Texas limited liability company  
Its Manager

By: 2M Ventures, LLC,  
a Delaware limited liability company  
Its Manager

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

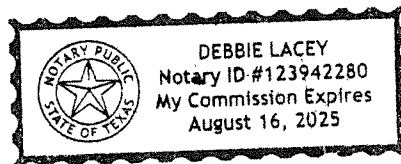
STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 2 day of November, 2022, by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Marble Falls 1070, LLC, a Texas limited liability company, on behalf of said company.

*Debbie Lacey*  
Notary Public in and for the State of Texas

**AFTER RECORDING RETURN TO:**

MM Marble Falls 1070, LLC  
Valley View Lane, Suite 300  
Farmers Branch, Texas 75234  
Attn: Rob Romo



**APPENDIX "A"****PROPERTY DESCRIPTION  
"THUNDER ROCK PHASE 1"**

**BEING 70.3834 ACRES OF LAND, MORE OR LESS, SITUATED IN THE G. FOLRES SURVEY NO. 7, ABSTRACT NO. 304, BURNET COUNTY, TEXAS, BEING OUT OF AND PART OF A CALLED 666.45 ACRE TRACT OF LAND (TRACT I) CONVEYED TO MM MARBLE FALLS 1070, AND DESCRIBED IN DOCUMENT NO. 202014302, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (O.P.R.B.C.T.), AND BEING OUT OF AND PART OF THE REMAINDER OF A CALLED 192.47 ACRE TRACT OF LAND (TRACT II) CONVEYED TO MM MARBLE FALLS 1070 AND RECORDED IN DOCUMENT NO. 2020014302, O.P.R.B.C.T.; SAID 70.3834 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

COMMENCING at a PK Nail found for the southwest corner of said Tract II, same being on the north Right-of-Way (ROW) line of State Highway 71 (ROW Varies), also being on the east ROW line of Flat Rock Boulevard (100-foot ROW); THENCE, North  $01^{\circ}43'44''$  East, over and across said Tract II, a distance of 846.15 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the Northwest corner of a called 1.25 acre tract conveyed to Burnet County, and described in Document No. 202016120, O.P.R.B.C.T, same being in the south ROW line of Centurion Boulevard (80' ROW), and the POINT OF BEGINNING of the herein described tract; (Grid Coordinates: N=10,156,291.23, E=2,936,157.95)

THENCE, North  $01^{\circ}34'03''$  West, a distance of 80.00 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the southwest corner of a called 26.33 acre tract of land conveyed to the City of Marble Falls, and described in Document No. 202014343, O.P.R.B.C.T.;

THENCE, along the south and east lines of said 26.33 acre tract the following seven (7) courses and distances:

1. North  $88^{\circ}19'54''$  East, a distance of 219.03 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the right;
2. Along said curve, having a radius of 540.00 feet, an arc length of 257.42 feet, and a chord bearing and distance of South  $78^{\circ}00'43''$  East, 254.99 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;
3. South  $64^{\circ}21'20''$  East, a distance of 19.96 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
4. North  $12^{\circ}02'25''$  East, a distance of 66.19 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the right;
5. Along said curve, having a radius of 1,601.79 feet, an arc length of 418.35 feet, and a chord bearing and distance of North  $19^{\circ}32'45''$  East, 417.16 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;

6. North 27°01'58" East, a distance of 931.70 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the left;

7. Along said curve, having a radius of 472.62 feet, an arc length of 258.23 feet, and a chord bearing and distance of North 11°49'57" East, 255.03 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;

THENCE, over and across said Tract I the following seven (7) courses and distances:

1. North 01°39'30" West, a distance of 80.00 feet to a 5/8-inch iron rod set with cap stamped "PELTON BOUNDARY";

2. North 88°20'30" East, a distance of 312.93 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the right;

3. Along said curve, having a radius of 1,538.42 feet, an arc length of 378.68 feet, and a chord bearing and distance of South 84°36'25" East, 377.72 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set at the end of said curve;

4. South 77°33'19" East, a distance of 141.22 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the left;

5. Along said curve, having a radius of 1,457.85 feet, an arc length of 219.72 feet, and a chord bearing and distance of South 81°52'23" East, 219.51 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set at the end of said curve;

6. South 86°11'26" East, at a distance of 95.52 feet, pass the east line of said Tract I, same being the west line of said Tract II, continuing a total distance of 470.50 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the left;

THENCE, over and across said Tract II the following six (6) courses and distances:

1. Along said curve, having a radius of 150.00 feet, an arc length of 179.56 feet, and a chord bearing and distance of North 59°31'01" East, 169.03 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set at the end of said curve;

2. North 25°13'29" East, a distance of 149.88 feet to a 5/8-inch iron rod set with cap stamped "PELTON BOUNDARY";

3. South 64°46'31" East, a distance of 87.95 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a non-tangent curve to the left;

4. Along said curve, having a radius of 150.00 feet, an arc length of 270.04 feet, and a chord bearing and distance of South 35°10'34" East, 235.02 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a reverse curve to the right;

5. Along said reverse curve, having a radius of 765.00 feet, an arc length of 239.58 feet, and a chord bearing and distance of South  $77^{\circ}46'43''$  East, 238.60 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set at the end of said reverse curve;

6. South  $68^{\circ}48'24''$  East, a distance of 243.38 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set on the west ROW of US Highway 281 (ROW Varies), same being the northeast corner of the herein described tract; THENCE, South  $26^{\circ}02'34''$  West, along said west ROW, a distance of 128.40 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;

THENCE, over and across said Tract II, the following thirteen (13) courses and distances:

1. North  $66^{\circ}36'34''$  West, departing said US Highway 281 ROW, a distance of 133.09 feet to a set 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" and the beginning of a curve to the left;

2. Along said curve, having a radius of 932.00 feet, an arc length of 70.52 feet, and a chord bearing and distance of North  $68^{\circ}46'38''$  West, 70.51 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;

3. North  $66^{\circ}36'34''$  West, a distance of 95.30 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the right;

4. Along said curve, having a radius of 944.00 feet, an arc length of 155.99 feet, and a chord bearing and distance of North  $81^{\circ}27'24''$  West, 155.82 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;

5. North  $86^{\circ}11'26''$  West, a distance of 142.04 feet to a set 5/8-inch iron rod with cap stamped "PELTON BOUNDARY";

6. South  $48^{\circ}48'34''$  West, a distance of 14.14 feet to a set 5/8-inch iron rod with cap stamped "PELTON BOUNDARY";

7. South  $03^{\circ}48'34''$  West, a distance of 67.69 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the right;

8. Along said curve, having a radius of 640.00 feet, an arc length of 439.65 feet, and a chord bearing and distance of South  $23^{\circ}29'21''$  West, 431.05 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;

9. South  $43^{\circ}10'07''$  West, a distance of 1,226.93 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the right;

10. Along said curve, having a radius of 1,000.00 feet, an arc length of 1,245.05 feet, and a chord bearing and distance of South  $78^{\circ}50'12''$  West, 1,166.18 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;

11. North  $64^{\circ}21'20''$  West, a distance of 310.83 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the left;
12. Along said curve, having a radius of 460.00 feet, an arc length of 219.28 feet, and a chord bearing and distance of North  $78^{\circ}00'43''$  West, 217.21 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;
13. South  $88^{\circ}19'54''$  West, a distance of 219.17 feet to the POINT OF BEGINNING of the herein described tract, containing 70.3834 acres of land, more or less.