

**SIXTH AMENDMENT OF DECLARATION OF
CONDOMINIUM REGIME FOR
FIREFLY RV AND TINY HOME
CONDOMINIUM**

(A Condominium in Gillespie County, Texas)

Declarant: **FIREFLY PARTNERS, LLC**, a North Carolina limited liability company

Cross reference to First Amendment and Restatement of Declaration of Condominium Regime for Firefly RV and Tiny Home Condominium, recorded under Document No. 20225319, Official Public Records of Gillespie County, Texas, as amended by Second Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded under Document No. 20225709, Official Public Records of Gillespie County, Texas, as amended by Third Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded under Document No. 20227499, Official Public Records of Gillespie County, Texas, as amended by Fourth Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded under Document No. 20234193, Official Public Records of Gillespie County, Texas, as amended by Fifth Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded under Document No. 20235781, Official Public Records of Gillespie County, Texas

**SIXTH AMENDMENT OF DECLARATION OF CONDOMINIUM REGIME FOR
FIREFLY RV AND TINY HOME CONDOMINIUM**

This Sixth Amendment to Declaration of Condominium Regime for Firefly RV and Tiny Home Condominium (this "Declaration") is made by FIREFLY PARTNERS, LLC, a North Carolina limited liability company ("Declarant"), and is as follows:

RECITALS:

A. Declarant previously executed and recorded that certain Declaration of Condominium Regime for Firefly RV and Tiny Home Condominium, recorded under Document No. 20224316, Official Public Records of Gillespie County, Texas, as amended and restated by that certain First Amendment and Restatement of Declaration of Condominium Regime for Firefly RV and Tiny Home Condominium, recorded under Document No. 20225319, Official Public Records of Gillespie County, Texas, as amended by Second Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded under Document No. 20225709, as amended by Third Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded under Document No. 20227499, Official Public Records of Gillespie County, Texas, as amended by Fourth Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded under Document No. 20234193, Official Public Records of Gillespie County, Texas, as amended by Fifth Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded under Document No. 20235781, Official Public Records of Gillespie County, Texas (collectively, the "Declaration").

B. Pursuant to Provision A.3.8(iv) and (vii) of Appendix "A" to the Declaration, during the "Development Period", Declarant may amend the Declaration unilaterally and without the consent of other Owners or any mortgagee to: create Units, and General Common Elements within the Property in the exercise of statutory Development Rights; and resolve conflicts, clarify ambiguities, and to correct misstatements, errors, or omissions in the Documents.

C. Pursuant to Section 82.060 of the Texas Uniform Condominium Act, to exercise a statutory development right, Declarant must prepare, execute and record an amendment to the Declaration and record new plat and plans for the real property.

D. The Development Period, as such term is defined in the Declaration, is a twelve (12) year period commencing on the date the Declaration was recorded. The Declaration was recorded on June 16, 2022; as such, the Development Period is still in effect.

E. This amendment is promulgated for the purpose of adding property to the Property as General Common Elements and additional Units, in the exercise of statutory

Development Rights. The total number of Units within the Regime after giving effect to this Amendment is equal to 379.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. **Addition of property to the Property.** In accordance with the rights reserved by Declarant pursuant to *Provision A.3.8.(iii)* of Appendix "A" to the Declaration, Declarant hereby adds all that certain 26.795 tract or parcel of land lying and being situated in the County of Gillespie, State of Texas, as more particularly described in Attachment 1 attached hereto and made a part hereof for all purposes, into the General Common Elements of the Property.

2. **Replacement of Plat and Plans.** Attachment 1 to the Declaration is hereby deleted in its entirety and the Plat and Plans attached hereto as Attachment 1 are substituted in its place (the "New Plat and Plans"). The New Plat and Plans: (i) assign an identifying number or designation to all Units contained in the Regime; (ii) describe the Common Elements created in the Regime; and (iii) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

3. **Encumbrances.** Attachment 2 to the Declaration is hereby deleted in its entirety and the Encumbrances attached hereto on Attachment 2 is substituted in its place. Attachment 2 attached hereto, will supersede and replace Attachment 2 attached to the Declaration.

4. **Common Interest Allocation.** Attachment 3 to the Declaration is hereby deleted in its entirety and the Common Interest Allocation attached hereto on Attachment 3 is substituted in its place. Attachment 3 attached hereto, will supersede and replace Attachment 3 attached to the Declaration.

5. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the same meanings set forth in the Declaration, Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXECUTED on this _____ day of _____, 2023.

DECLARANT:

FIREFLY PARTNERS, LLC,
a North Carolina limited liability company

By: WAS

Printed Name: NATHAN SANDOZ

Title: V.P. / Member / Manager

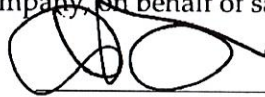
STATE OF North Carolina §

§

COUNTY OF Mecklenburg §

§

This instrument was acknowledged before me on the day of 5th, 2023,
by October, the Member Manager of FIREFLY PARTNERS,
LLC, a North Carolina limited liability company, on behalf of said limited liability company.



[seal]

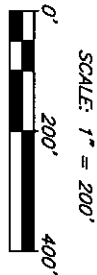
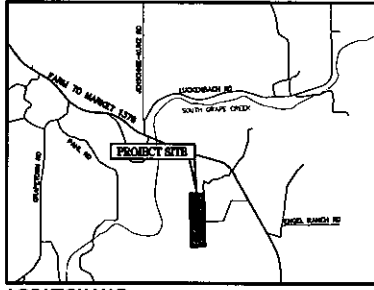
Notary Public, State of NC

DEANNA JORGENSEN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires October 31, 2027

ATTACHMENT 1

CONDOMINIUM PLATS AND PLANS

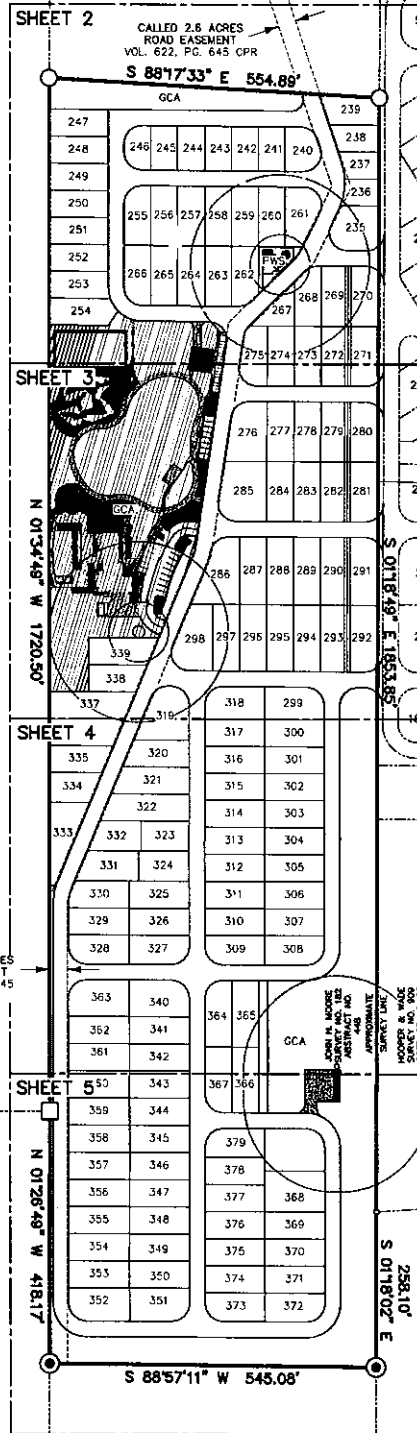
The plats and plans, attached hereto as Attachment 1 contains the information required by the Texas Uniform Condominium Act.



CALLED 36 ACRES TO JULIA O'DONN BY CORRECTION DEED VOL. 130, PG. 182 DRGC

CALLED 2.6 ACRES ROAD EASEMENT VOL. 622, PG. 645 OPR

CALLED 36.48 ACRES TO PATRICK LOYD PANKRATZ, LORNA PANKRATZ KNEZEK & SUSAN PANKRATZ DICKENS BY GENERAL WARRANTY GIFT DEED CF NO. 20165105 CPR



CALLED 5.36 ACRES TO GARRIE PEHL TATSCH BY GIFT DEED VOL. 440, PG. 252 OPR

JOHN H. MOORE SURVEY NO. 182 ABSTRACT NO. 448

MATTHEW BORDEN SURVEY NO. 257 ABSTRACT NO. 92

CALLED 5.10 ACRES TO FIREFLY PARTNERS, LLC BY WARRANTY DEED CF NO. 2023377-C OPR

REMAINING PORTION OF CALLED 46.355 ACRES TO LUCKENBACH RANCH, LLC BY WARRANTY DEED CF NO. 20213913 OPR

APPROXIMATE SURVEY LINE
JOHN H. MOORE SURVEY NO. 182 ABSTRACT NO. 448
MATTHEW BORDEN SURVEY NO. 257 ABSTRACT NO. 92

CALLED 15.0 ACRES TO KEN SMITH BY CASH WARRANTY DEED CF NO. 20'64633 OPR

CALLED 32.1 ACRES TO KENTON PEHL BY PARTITION DEED VOL. 622, PG. 645 OPR (TRACT 1)

CONDOMINIUM MAP EXHIBIT FOR

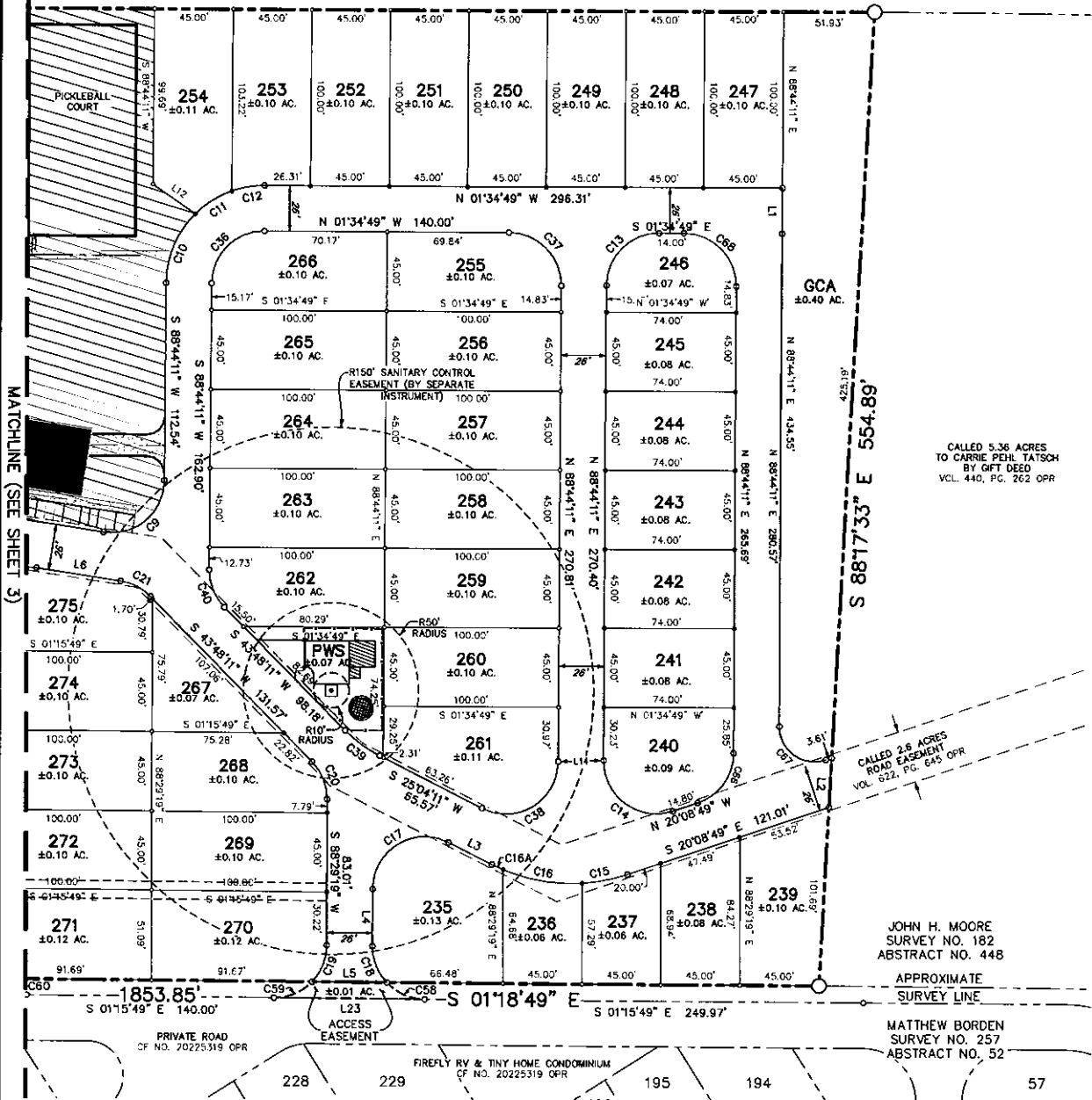
FIREFLY RV & TINY HOME

BEING A 26.795 ACRE TRACT OF LAND LOCATED IN THE JOHN H. MOORE SURVEY NO. 182, ABSTRACT NO. 448, GILLESPIE COUNTY, TEXAS, BEING ALL OF A CALLED 26.795 ACRE TRACT, RECORDED IN DOCUMENT NO. 20230608, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

RANCH ROAD 1376 OFF E US HWY 290, FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

CALLED 36 ACRES
TO JULIA COWD
BY CORRECTION DEED
VOL. 132, PG. 182 DRGC

N 01°34'49" W 1720.50'



CALLED 5.36 ACRES
TO CARRIE PEHL TATSOH
BY GFT DEED
VOL. 440, PG. 262 OPR

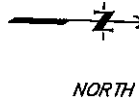
S 88°17'33" E 554.89'

CALLLED 2.6 ACRES
ROAD EASEMENT
VOL. 622, PG. 645 OPR

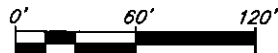
JOHN H. MOORE
SURVEY NO. 182
ABSTRACT NO. 448

APPROXIMATE
SURVEY LINE

MATTHEW BORDEN
SURVEY NO. 257
ABSTRACT NO. 52



SCALE: 1" = 60'



SHEET INDEX KEY

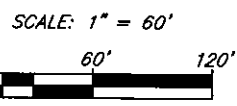
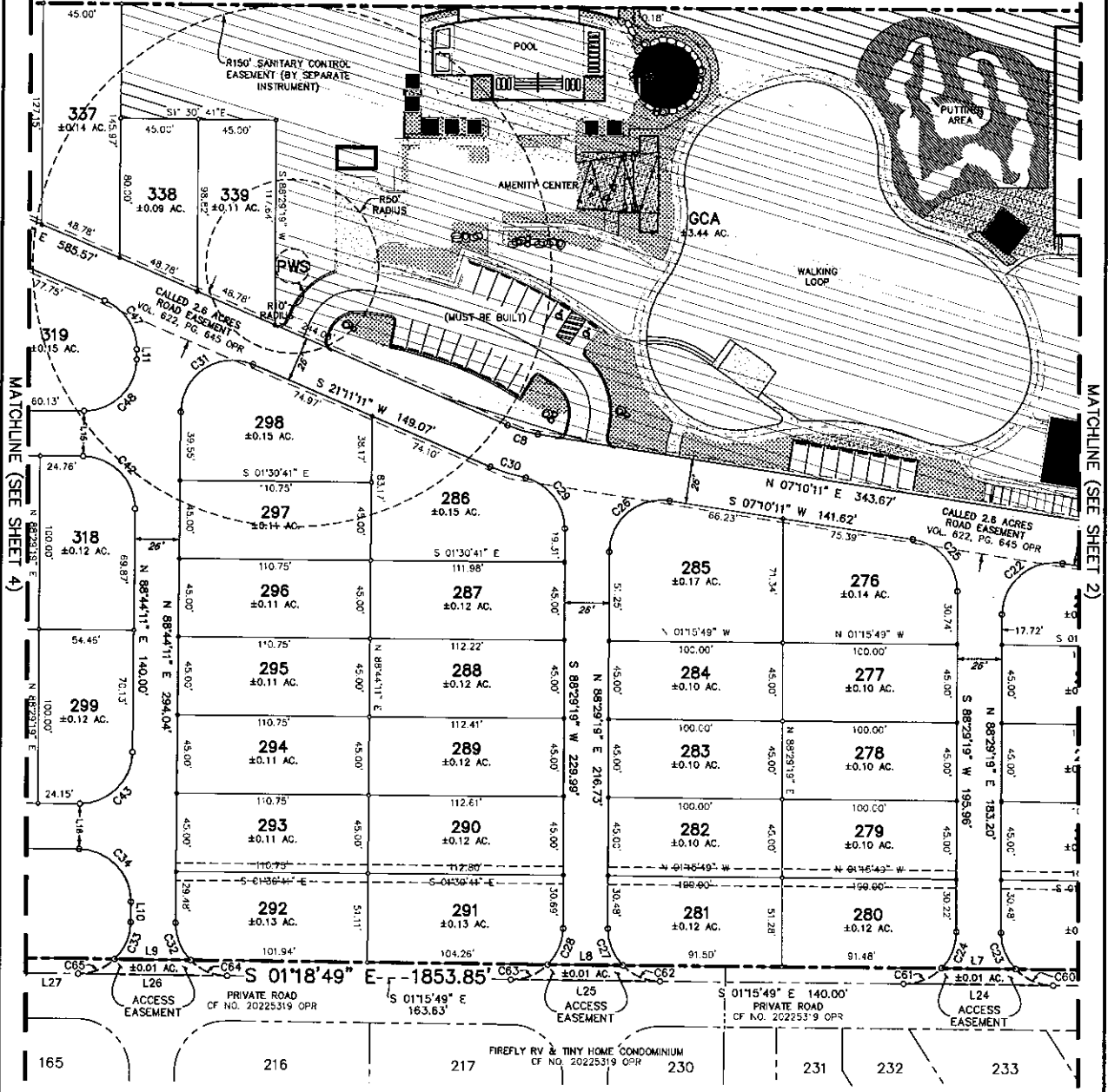
| | | | |
|---|---|---|---|
| 5 | 4 | 3 | 2 |
|---|---|---|---|

FIREFLY RV & TINY HOME CONDOMINIUM MAP EXHIBIT

26.795 ACRES
RANCH ROAD 1974 OFF E US HWY 290,
FREDERICKSBURG, COLLINGS COUNTY, TEXAS

CALLED 36 ACRES
TO JULIA O'DONN
BY CORRECTION DEED
VOL. 130, PG. 182 DRCC

N 01°34'49" W 1720.50'

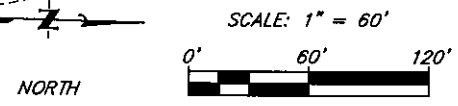
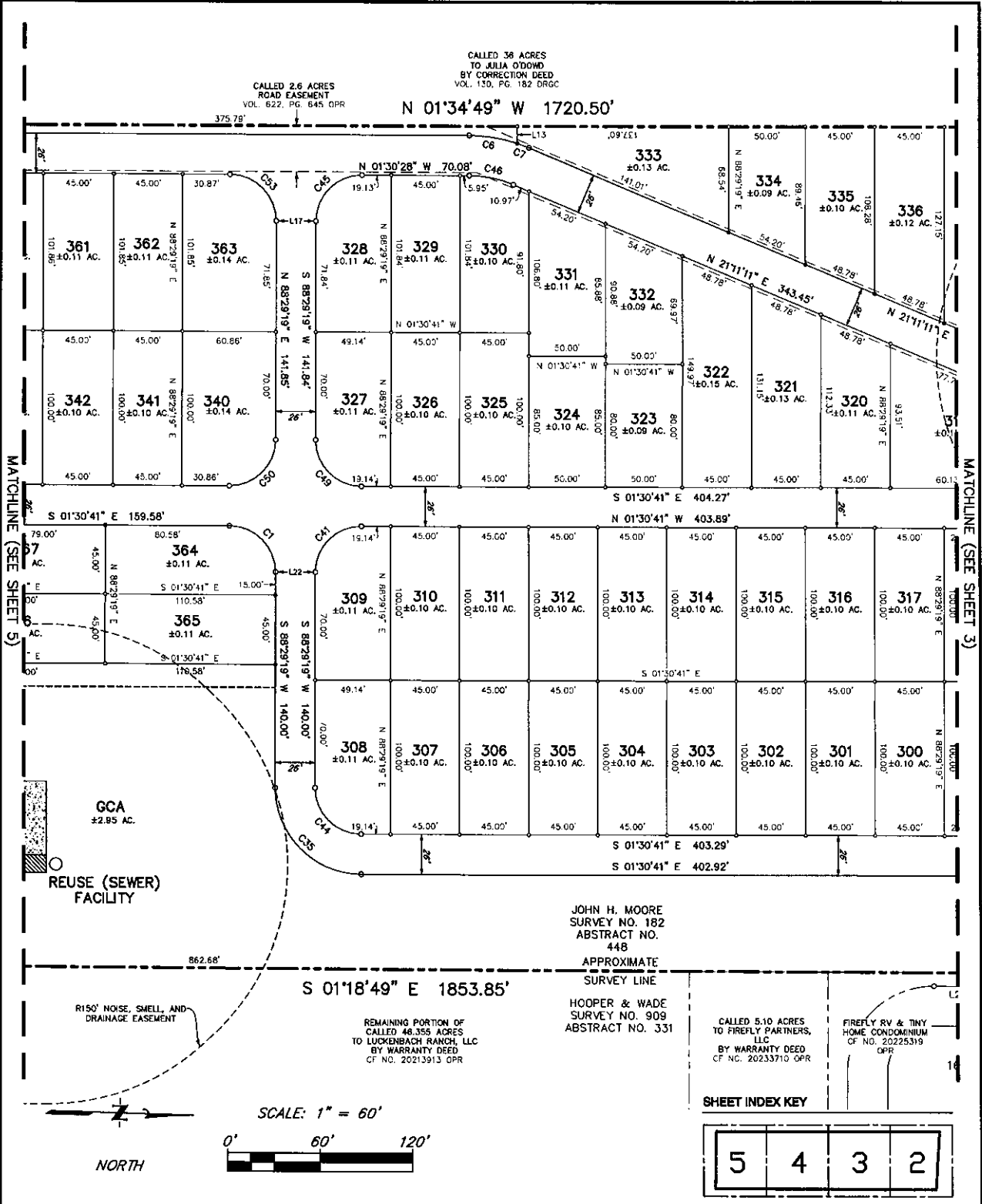


SHEET INDEX KEY

| | | | |
|---|---|---|---|
| 5 | 4 | 3 | 2 |
|---|---|---|---|

FIREFLY RV & TINY HOME CONDOMINIUM MAP EXHIBIT

24,792 sqm
RANCH ROAD 1796 OFF E US HWY 290,
FREDERICKSBURG, GALLERIA COUNTY, TEXAS



SHEET INDEX KEY

| | | | |
|---|---|---|---|
| 5 | 4 | 3 | 2 |
|---|---|---|---|

FIREFLY RV & TINY HOME CONDOMINIUM MAP EXHIBIT

26.796 ACRES
 RANCH ROAD 1796 OFF S US HWY 290,
 FREDERICKSBURG, COLLINGSBURY COUNTY, TEXAS

CALLED 2.6 ACRES
ROAD EASEMENT
VOL. 622, PG. 645 OPR

CALLED 36.48 ACRES
TO PATRICK LOYD PANKRATZ, LORENA PANKRATZ KNEZEK
& SUSAN PANKRATZ DICKENS
BY GENERAL WARRANTY GIFT DEED
CF NO. 20165103 OPR

CALLED 32.1 ACRES
TO KENTON PEHL
BY PARTITION DEED
VOL. 622, PG. 645 OPR
(TRACT 1)

JOHN H. MOORE
SURVEY NO. 182
ABSTRACT NO.
448

APPROXIMATE
SURVEY LINE
HOOPER & WADE
SURVEY NO. 909
ABSTRACT NO. 331

CALLED 15.0 ACRES
TO KEN SMITH
BY CASH WARRANTY DEED
CF NO. 20164633 OPR

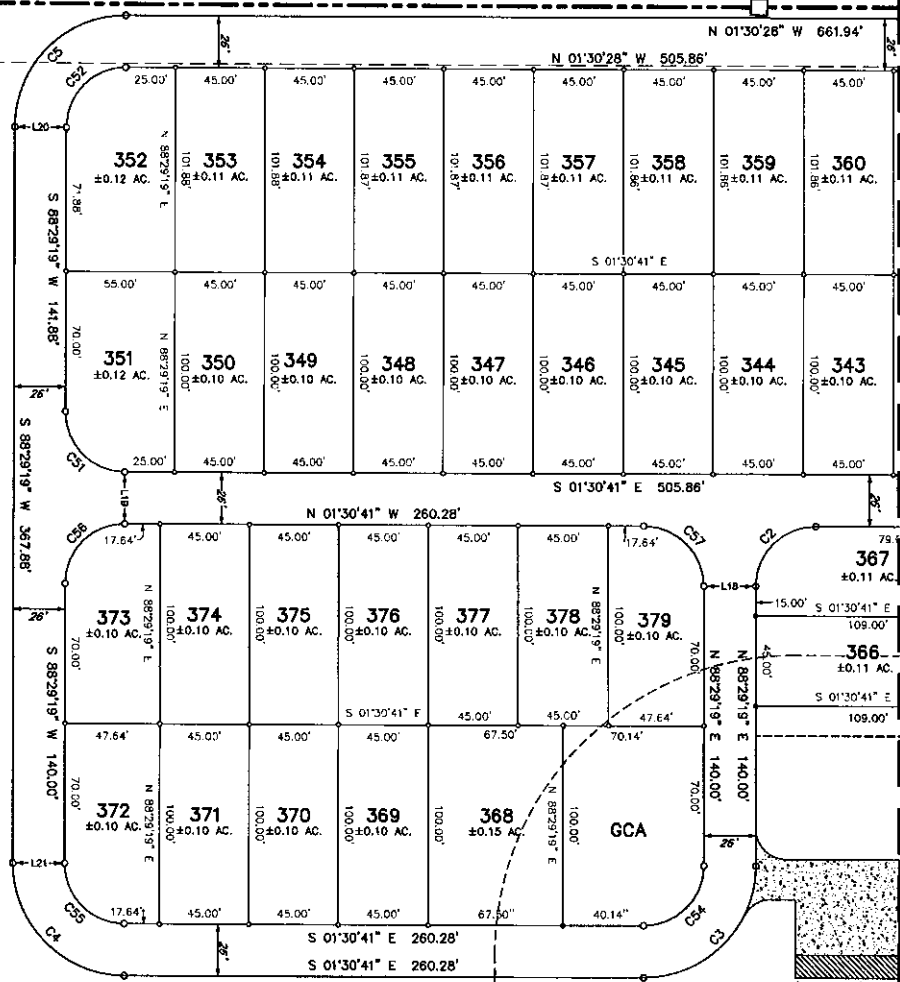
REMAINING PORTION OF
CALLED 48.355 ACRES
TO LUCKENBACH RANCH, LLC
BY WARRANTY DEED
CF NO. 20213913 OPR

N 01°26'49" W 418.17'

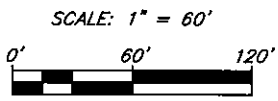
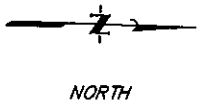
N 01°30'28" W 661.94'

N 01°30'28" W 505.86'

S 88°57'11" W 545.08'



MATCHLINE (SEE SHEET 4)



SHEET INDEX KEY

| | | | |
|---|---|---|---|
| 5 | 4 | 3 | 2 |
|---|---|---|---|

FIREFLY RV & TINY HOME CONDOMINIUM MAP EXHIBIT

26,795 acres
RANCE ROAD 1796 OFF E US HWY 260,
FREDERICKSBURG, GALLERIA COUNTY, TEXAS

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 30.00 | 47.12 | 42.43 | S 43°29'19" W | 90°00'00" |
| C2 | 30.00 | 47.12 | 42.43 | S 46°30'41" E | 90°00'01" |
| C3 | 56.00 | 87.98 | 79.20 | S 48°30'41" E | 90°00'00" |
| C4 | 56.00 | 87.98 | 79.20 | S 43°29'19" W | 90°00'00" |
| C5 | 56.00 | 87.98 | 79.20 | N 46°30'56" W | 90°00'00" |
| C6 | 101.00 | 31.95 | 31.69 | N 07°33'23" E | 16°01'42" |
| C7 | 101.00 | 8.05 | 8.05 | N 18°54'12" E | 4°33'56" |
| C8 | 75.00 | 16.35 | 16.30 | N 14°10'41" E | 14°01'00" |
| C9 | 30.00 | 31.54 | 45.43 | N 02°02'49" W | 38°26'00" |
| C10 | 56.00 | 43.84 | 42.72 | N 68°50'34" W | 44°50'30" |
| C11 | 56.00 | 24.75 | 24.55 | N 33°45'34" W | 25°19'00" |
| C12 | 56.00 | 19.08 | 18.98 | N 11°20'19" W | 19°31'00" |
| C13 | 30.00 | 46.98 | 42.31 | S 46°29'19" E | 89°41'00" |
| C14 | 30.00 | 32.01 | 48.81 | N 54°17'41" E | 108°53'00" |
| C15 | 101.00 | 26.62 | 26.54 | S 12°35'50" E | 15°05'59" |
| C16 | 101.00 | 46.03 | 45.63 | S 08°00'27" W | 26°06'14" |
| C16A | 101.00 | 7.06 | 7.06 | S 23°03'57" W | 4°00'27" |
| C17 | 30.00 | 61.04 | 51.04 | S 33°31'15" E | 116°34'51" |
| C18 | 30.00 | 22.60 | 22.07 | N 88°54'19" E | 4°31'00" |
| C19 | 30.00 | 22.91 | 22.36 | N 69°17'52" W | 4°34'53" |
| C20 | 30.00 | 23.40 | 22.81 | S 66°08'43" W | 44°41'09" |
| C21 | 30.00 | 19.18 | 18.88 | S 42°29'19" E | 36°38'00" |
| C22 | 30.00 | 51.67 | 45.52 | S 42°18'15" E | 89°40'01" |
| C23 | 30.00 | 22.88 | 22.33 | N 66°38'40" E | 4°34'11" |
| C24 | 30.00 | 23.19 | 22.61 | N 69°22'11" W | 44°17'00" |
| C25 | 30.00 | 42.58 | 35.03 | S 47°48'43" W | 81°00'00" |
| C26 | 30.00 | 51.87 | 45.92 | S 42°18'15" E | 89°40'01" |
| C27 | 30.00 | 23.15 | 22.58 | N 66°22'53" E | 44°12'52" |
| C28 | 30.00 | 23.10 | 22.53 | N 68°45'00" W | 44°06'40" |
| C29 | 30.00 | 39.69 | 35.86 | S 50°35'22" W | 75°47'53" |
| C30 | 105.00 | 21.95 | 21.92 | S 15°12'04" W | 17°44'24" |
| C31 | 30.00 | 58.88 | 49.87 | S 35°02'19" E | 112°22'00" |
| C32 | 30.00 | 23.59 | 22.98 | N 68°12'43" E | 45°02'53" |
| C33 | 30.00 | 23.64 | 23.03 | N 68°11'15" W | 45°09'07" |
| C34 | 30.00 | 47.24 | 42.59 | S 43°38'45" W | 89°14'52" |
| C35 | 56.00 | 87.96 | 79.20 | S 43°29'19" W | 90°00'00" |
| C36 | 30.00 | 46.98 | 42.31 | N 46°29'19" W | 89°41'00" |
| C37 | 30.00 | 47.29 | 42.54 | N 43°34'41" E | 90°19'00" |
| C38 | 30.00 | 21.95 | 21.92 | S 15°12'04" E | 17°44'24" |
| C39 | 75.00 | 24.52 | 24.41 | S 34°28'11" W | 16°44'00" |
| C40 | 30.00 | 23.53 | 22.94 | S 68°16'11" W | 44°56'00" |
| C41 | 30.00 | 47.12 | 42.43 | N 46°30'41" E | 90°00'00" |
| C42 | 30.00 | 47.28 | 42.52 | N 43°38'45" E | 90°14'52" |
| C43 | 30.00 | 46.98 | 42.31 | S 46°29'19" E | 89°41'00" |
| C44 | 30.00 | 47.12 | 42.43 | S 43°29'19" W | 90°00'00" |
| C45 | 30.00 | 47.13 | 42.43 | N 46°30'41" E | 90°00'13" |
| C46 | 75.00 | 24.54 | 24.43 | N 09°50'21" E | 22°41'38" |
| C47 | 30.00 | 35.17 | 33.36 | N 24°57'41" E | 67°33'00" |
| C48 | 30.00 | 46.99 | 42.33 | S 46°29'19" E | 89°41'00" |
| C49 | 30.00 | 47.12 | 42.43 | S 43°29'19" W | 90°00'00" |
| C50 | 30.00 | 47.12 | 42.43 | S 46°30'56" E | 90°00'00" |
| C51 | 30.00 | 47.12 | 42.43 | S 43°29'19" W | 90°00'00" |
| C52 | 30.00 | 47.13 | 42.43 | N 46°30'41" E | 90°00'13" |
| C53 | 30.00 | 47.12 | 42.43 | N 43°29'26" E | 89°59'47" |
| C54 | 30.00 | 47.12 | 42.43 | S 46°30'41" E | 90°00'00" |
| C55 | 30.00 | 47.12 | 42.43 | S 43°29'19" W | 90°00'00" |
| C56 | 30.00 | 47.12 | 42.43 | N 46°30'41" E | 90°00'00" |
| C57 | 30.00 | 47.12 | 42.43 | N 43°29'20" E | 89°59'01" |
| C58 | 30.00 | 24.39 | 23.73 | N 22°01'44" E | 46°35'07" |
| C59 | 30.00 | 24.54 | 23.68 | N 24°30'22" E | 46°29'15" |
| C60 | 30.00 | 24.72 | 23.47 | N 21°48'08" E | 46°03'50" |
| C61 | 30.00 | 24.07 | 23.43 | N 24°14'45" W | 45°27'52" |
| C62 | 30.00 | 23.84 | 23.22 | N 21°30'18" E | 45°32'16" |
| C63 | 30.00 | 23.78 | 23.17 | N 23°58'55" W | 45°26'12" |
| C64 | 30.00 | 23.54 | 22.94 | N 21°12'43" E | 44°57'05" |
| C65 | 30.00 | 23.48 | 22.89 | N 23°41'15" W | 44°50'53" |

FIELD NOTES FOR A 26.795 ACRE TRACT OF LAND

BEING A 26.795 ACRE TRACT OF LAND OUT OF THE JOHN H. MOORE SURVEY NO. 182, ABSTRACT NO. 448, GILLESPIE COUNTY, TEXAS, AND BEING ALL OF A CALLED 26.74 ACRE TRACT CONVEYED TO ALVIN A. PEHL, JR. BY PARTITION DEED RECORDED IN VOLUME 622, PAGE 645, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS (TRACT 2); SAID 26.795 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4293):

BEGINNING AT A FOUND 1 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING AT THE NORTHWEST CORNER OF THE CALLED 26.74 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 3.36 ACRE TRACT CONVEYED TO CARRIE PEHL, TAISHI BY GIFT DEED RECORDED IN VOLUME 440, PAGE 262, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, SAID POINT BEING IN THE EAST LINE OF A CALLED 36 ACRE TRACT CONVEYED TO JULIA O'DOWD BY CORRECTION DEED RECORDED IN VOLUME 130, PAGE 182, DEED RECORDS OF GILLESPIE COUNTY, TEXAS;

THENCE S 88°17'33" E (S 87°19' E, RECORD), WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE NORTH LINE OF THE CALLED 26.74 ACRE TRACT AND THE SOUTH LINE OF THE CALLED 3.36 ACRE TRACT, PASSING AT 423.07 THE WEST LINE OF A CALLED 2.6 ACRE ROAD EASEMENT DESCRIBED IN VOLUME 622, PAGE 645, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, PASSING AT 353.21 THE EAST LINE OF THE CALLED 2.6 ACRE ROAD EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 354.89 (354.8, RECORD) TO A FOUND 1 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING AT THE NORTHEAST CORNER OF THE CALLED 26.74 ACRE TRACT AND THE SOUTHEAST CORNER OF THE CALLED 3.36 ACRE TRACT, SAID POINT BEING IN THE WEST LINE OF A CALLED 47.50 ACRE TRACT CONVEYED TO FIREFLY PARTNERS, LLC BY WARRANTY DEED RECORDED IN CLERK'S FILE NO. 20211344, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS;

THENCE S 01°18'49" E (S 00°16' E, RECORD), WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT, THE EAST LINE OF THE CALLED 26.74 ACRE TRACT AND THE WEST LINE OF THE CALLED 47.50 ACRE TRACT, PASSING AT 1111.69 A FOUND 1 1/2" IRON ROD CAPPED "RFLS 5207" AT THE SOUTHWEST CORNER OF THE CALLED 47.50 ACRE TRACT AND A NORTHWESTERLY CORNER OF A CALLED 46.355 ACRE TRACT CONVEYED TO LUKENBACH RANCH, LLC BY WARRANTY DEED RECORDED IN CLERK'S FILE NO. 20211913, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 1633.89 (1633.8, RECORD) TO A FOUND 1 1/2" IRON ROD FOR ANGLE IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING AT AN ANGLE IN THE EAST LINE OF THE CALLED 26.74 ACRE TRACT SAID POINT BEING AT THE SOUTHWEST CORNER OF THE CALLED 46.355 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 15.0 ACRE TRACT CONVEYED TO KEN SMITH BY CASH WARRANTY DEED RECORDED IN CLERK'S FILE NO. 20166831, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS;

THENCE S 01°18'02" E (S 00°15'15" E, RECORD), WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT, THE EAST LINE OF THE CALLED 26.74 ACRE TRACT AND THE WEST LINE OF THE CALLED 15.0 ACRE TRACT, FOR A DISTANCE OF 219.10 (218.1, RECORD) TO A 4" PIPE FENCE CORNER POST FOR THE SOUTHEAST CORNER OF THE CALLED 26.74 ACRE TRACT, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE CALLED 26.74 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 32.1 ACRE TRACT CONVEYED TO KENTON PEHL BY PARTITION DEED RECORDED IN VOLUME 622, PAGE 645, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS (TRACT 1), SAID POINT BEING IN THE WEST LINE OF THE CALLED 15.0 ACRE TRACT;

THENCE S 88°57'11" W (WEST, RECORD), DEPARTING THE WEST LINE OF THE CALLED 15.0 ACRE TRACT, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE SOUTH LINE OF THE CALLED 26.74 ACRE TRACT AND THE NORTH LINE OF THE CALLED 32.1 ACRE TRACT, PASSING AT 513.08 THE SOUTHEAST CORNER OF THE AFOREMENTIONED CALLED 2.6 ACRE ROAD EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 545.98 (545.9, RECORD) TO A 4" PIPE FENCE CORNER POST FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE CALLED 26.74 ACRE TRACT, THE SOUTHWEST CORNER OF THE CALLED 2.6 ACRE ROAD EASEMENT AND THE NORTHWEST CORNER OF THE CALLED 42.1 ACRE TRACT, SAID POINT BEING IN THE EAST LINE OF A CALLED 36.48 ACRE TRACT CONVEYED TO PATRICK LOYD PANKRATZ, LORENA PANKRATZ KNEPFF AND SUSAN PANKRATZ DICKENS BY GENERAL WARRANTY GIFT DEED RECORDED IN CLERK'S FILE NO. 20165185, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS;

THENCE N 01°26'49" W (N 00°24' W, RECORD), WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, THE WEST LINE OF THE CALLED 26.74 ACRE TRACT, THE WEST LINE OF THE CALLED 2.6 ACRE ROAD EASEMENT AND THE EAST LINE OF THE CALLED 36.48 ACRE TRACT, FOR A DISTANCE OF 418.17 (418.1, RECORD) TO A 6" WOOD FENCE CORNER POST FOR ANGLE IN THE WEST LINE OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING AT AN ANGLE IN THE WEST LINE OF THE CALLED 26.74 ACRE TRACT AND AN ANGLE IN THE WEST LINE OF THE CALLED 2.6 ACRE ROAD EASEMENT, SAID POINT BEING AT THE NORTHEAST CORNER OF THE CALLED 36.48 ACRE TRACT AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED CALLED 36 ACRE TRACT;

THENCE S 01°34'49" W (N 00°32' W, RECORD), WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, THE WEST LINE OF THE CALLED 26.74 ACRE TRACT, THE WEST LINE OF THE CALLED 2.6 ACRE ROAD EASEMENT AND THE EAST LINE OF THE CALLED 36 ACRE TRACT, PASSING AT 355.43 A WESTERLY CORNER OF THE CALLED 2.6 ACRE ROAD EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 1726.50 (1726.5, RECORD) TO THE POINT OF BEGINNING, CONTAINING 26.795 ACRES OF LAND, MORE OR LESS, IN GILLESPIE COUNTY, TEXAS.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 88°44'11" E | 26.00 |
| L2 | S 88°17'34" E | 28.01 |
| L3 | S 25°04'11" W | 27.63 |
| L4 | N 88°29'19" E | 32.42 |
| L5 | S 01°18'49" E | 42.45 |
| L6 | S 07°10'11" W | 48.02 |
| L7 | S 01°18'49" E | 42.43 |
| L8 | S 01°18'49" E | 43.22 |
| L9 | S 01°18'49" E | 43.65 |
| L10 | S 88°44'11" W | 11.74 |
| L11 | N 88°44'11" E | 5.83 |
| L12 | S 32°56'20" W | 28.37 |
| L13 | S 88°37'19" W | 11.04 |
| L14 | S 03°12'54" E | 26.02 |
| L15 | N 88°16'28" E | 26.00 |
| L16 | N 88°16'28" E | 26.00 |
| L17 | S 01°28'58" E | 26.00 |
| L18 | S 01°30'41" E | 26.00 |
| L19 | S 88°29'19" W | 26.00 |
| L20 | S 01°30'41" E | 26.00 |
| L21 | S 01°30'41" E | 26.00 |
| L22 | S 01°30'41" E | 26.00 |
| L23 | S 01°15'49" E | 86.00 |
| L24 | S 01°15'49" E | 86.00 |
| L25 | S 01°15'49" E | 86.00 |
| L26 | S 01°15'49" E | 86.00 |
| L27 | S 01°15'49" E | 30.55 |

FIREFLY RV & TINY HOME CONDOMINIUM MAP EXHIBIT

36.795 acres
RANCH ROAD 1574 OFF E US HWY 280,
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

ATTACHMENT 2

ENCUMBRANCES

1. Easement dated January 31, 1963, executed by Erwin Petsch and wife, Verena Petsch, to Central Texas Electric Cooperative, Inc., found of record in Volume 82, Pages 477-478, Deed Records, Gillespie County, Texas.
2. Easement and Right of Way dated March 5, 1966, executed by Erwin Petsch to The Southwestern States Telephone Company, found of record in Volume 89, Pages 319-320, Deed Records, Gillespie County, Texas.
3. Right of Way Easement dated December 2, 1977, executed by Roy E. Petsch to Central Texas Electric Cooperative, Inc., found of record in Volume 123, Pages 746-747, Deed Records, Gillespie County, Texas.
4. Easement conveyed in deed dated April 24, 1990, executed by Roy E. Petsch and wife, Paula Petsch, to Loyd F. King, Jr. and wife, Mary M. King, found of record in Volume 201, Pages 214-217, Real Property Records, Gillespie County, Texas.
5. Right of Way Easement dated August 14, 1990, executed by Roy E. Petsch and Stan Easley to Central Texas Electric Cooperative, Inc., found of record Volume 208, Pages 716-718 Real Property Records, Gillespie County, Texas.
6. Easement conveyed in deed dated August 20, 1990, executed by Roy E. Petsch and wife, Paula Petsch, to Stanley Easley and wife, Denise Easley, found of record in Volume 205, Pages 701-705, Real Property Records, Gillespie County, Texas, and as shown on survey dated November 1, 2017, prepared by Donald Dean Boerner, Registered Professional Land Surveyor No. 5207.
7. Easement and Right of Way dated November 26, 1990, executed by Roy E. Petsch to GTE Southwest Incorporated, found of record in Volume 210, Pages 786-787, Real Property Records, Gillespie County, Texas.
8. Right of Way Easement dated July 13, 1995, executed by Roy E. Petsch to Central Texas Electric Cooperative, Inc., found of record in Volume 370, Pages 689-691, Real Property Records, Gillespie County, Texas.
9. Right of Way Easement dated April 28, 2010, executed by Wendy Williams to Central Texas Electric Cooperative, Inc., found of record under Clerk's File No. 20102165, Official Public Records, Gillespie County, Texas.

10. Right of Way Easement dated March 21, 2017, executed by Wendy Williams to Central Texas Electric Cooperative, Inc., found of record under Clerk's File No. 20176251, Official Public Records, Gillespie County, Texas.
11. Right of Way Easement dated May 26, 2020, executed by Wendy Williams to Central Texas Electric Cooperative, Inc., found of record under Clerk's File No. 20203846, Official Public Records, Gillespie County, Texas.
12. Affidavit regarding on-site sewage facility dated July 8, 2020, executed by Wendy Williams, found of record under Clerk's File No. 20203709, Official Public Records, Gillespie County, Texas.
13. On-Site Sewage Facilities (OSSF) Affidavit dated May 10, 2022, found of record under Clerk's File No. 20223387, Official Public Records, Gillespie County, Texas.
14. Easement Agreement for Access dated May 10, 2022, executed by Firefly Partners, LLC, a North Carolina limited liability company, d/b/a Firefly Partners Land, LLC to Firefly Partners, LLC, a North Carolina limited liability company, d/b/a Firefly Partners Land, LLC, found of record under Clerk's File No. 20223388, Official Public Records, Gillespie County, Texas.
15. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other mineral, together with all rights, privileges and immunities relating thereto appearing in the public records.
16. Easement dated August 8, 1960, executed by Alvin Pehl, et ux, to Central Texas Electric Cooperative, Inc., found of record in Volume 82, Page 579, Deed Records, Gillespie County, Texas.
17. Easement and Right of Way dated March 8, 1966, executed by Alvin Pehl to The Southwestern States Telephone Company, found of record in Volume 89, Pages 312-313, Deed Records, Gillespie County, Texas.
18. Easement granted in Partition Deed dated September 29, 2005, executed by and between Kenton Pehl and Alvin A. Pehl, Jr., found of record in Volume 622, Pages 645-661, Official Public Records, Gillespie County, Texas.
19. Gates and road easement as shown on survey dated February 17, 2022, prepared by Jeff Boerner, Registered Professional Land Surveyor No. 4939.
20. Rules, regulations, and orders governing residential subdivision, sanitation and waste disposal, and the drilling construction, and use of water wells as passed by the Commission on Environmental Quality.

ATTACHMENT 3

COMMON INTEREST ALLOCATION AND VOTES

The Common Interest Allocation and Common Expense Liability for each Unit is 1/379. Each Unit is allocated one (1) vote.

THE COMMON INTEREST ALLOCATION AND COMMON EXPENSE LIABILITY ASSIGNED TO A PARTICULAR UNIT WILL DECREASE IF ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.