

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF  
SUBSTITUTE TRUSTEE'S FORECLOSURE SALE**

**Notice is hereby given of a public non-judicial foreclosure sale.**

**LIEN:**

File Date: July 25, 2025

Principal Amount: \$2,112.41

Debtor: Dimitri P. and Jennifer D. Georgantas and Patricia Geer

Payee: Villas at the Falls Property Owner Association, Inc, defined in the Declaration and vested to enforce the lien in the same manner as a vendor's lien with power of sale

FILING: recorded in Volume 1100, Page 746 in the Official Records of Colorado County, Texas

FILED FOR RECORD  
COLORADO COUNTY, TEXAS  
2025 SEP -2 AM 10:28  
NOTARY PUBLIC  
J. K.

**DECLARATION:**

Declaration of Condominium for The Falls Golf Villas timeshare regime dated May 20, 2011, filed of record in the Official Records of Colorado County, Texas in Volume 671, Page 64 in the Official Records of Colorado County, Texas.

**LIEN HOLDER/SUBSTITUTE TRUSTEE:** Villas at the Falls Property Owner Association, Inc, Attention Regan Coy, Substitute Trustee, PO Box 27209 Houston, TX 77227

**DEBTOR:** Dimitri P. and Jennifer D. Georgantas and Patricia Geer

**PROPERTY:**

A tenant-in-common undivided interest in Unit Week Number 2 and Unit Number 10 and common property located on the real property subject to the Declaration and more particularly described on Exhibit A, attached hereto.

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday October 7, 2025

**Time:** The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

**Place:** The sale will take place at the place designated by the Colorado County Commissioner's Court.

## NOTICE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THE NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE PAYEE.**

## TERMS OF SALE

Default has occurred in the payment of the Common Expenses and Maintenance Fees Assessments under the Declaration and in the performance of the obligations under the Declaration that secures the Lien. Because of this default, Payee, the property owners association under the Declaration and holder of the Lien under the Texas Property Code section 51.002 has requested that the Substitute Trustee sell the Property according to the terms of the Lien, Declaration and applicable law.

The Lien and Declaration encumbers real property. Formal notice is now given of Payee's election to proceed against and sell the real property described in the Lien and Declaration, consistent with the Payee's rights and remedies under the Lien and Declaration and Texas Business and Commerce Code section 9.604(a).

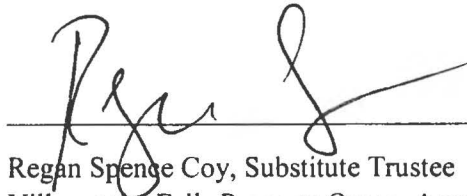
Therefore, notice is given that on the Date, Time and Place of Substitute Trustee's Sale of Property, or any other substitute trustee Payee may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Lien, Declaration and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Declaration and Lien and to any permitted exceptions to title described in the deed to the Property. **Substitute Trustee has not made and will not make any covenants, representation, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Lien and Declaration. Those desiring to purchase the property will need to demonstrate their ability to pay cash or acceptable certified funds on the day of the property is sold.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed to the undersigned.

Executed as of August 28, 2025



---

Regan Spence Coy, Substitute Trustee  
Villas at the Falls Property Owner Association, Inc  
1750 North Falls Drive  
New Ulm, Texas  
Legal@thefallstexas.com  
Phone: 979-500-6500

After Recording, please return original to:  
Villas at the Falls Property Owner Association, Inc.  
P.O. Box 27209  
Houston, TX 77227

# EXHIBIT A



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

This General Warranty Deed is executed on this 25th day of October, 2013 by  
THE FALLS JOINT VENTURE-V2, LLC  
a Texas limited liability company,  
the principal place of business of which is  
1750 North Falls Drive, New Ulm, Colorado County, TX 78950  
who shall be referred to hereinafter as "Grantor"

and is delivered by Grantor to and in favor of the following identified party, and their respective heirs, successors and assigns forever, who shall be referred to herein as "Grantee":

Dimitri P. and Jennifer D. Georgantas, and Patricia Geer  
2236 Branard St.  
Houston, TX Harris County, 77098

For and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, has granted, bargained, sold, aligned, conveyed, and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey, and confirm unto the Grantee and unto the heirs, successors and assigns, as applicable, of Grantee forever, the following described real property located in Colorado County, Texas:

Unit Week Number(s) 2 Unit Number(s) 10 within THE FALLS GOLF VILLAS, together with interest in and to the common elements and areas as delineated on, and as described in the Declaration of Condominium for Villas at the Falls, as amended, recorded in Volume 671, Page 641 on May 24, 2011 in the office of the recorder in and for Colorado County, Texas ("Declaration").

TO HAVE AND TO HOLD THE SAME, along with all appurtenances related thereto, forever and in fee simple but subject to the usage limitations as contained in the Declaration, all restrictions imposed by the Villas at the Falls Property Owners Association, Inc., all other restrictions reserved unto the Grantor, all other easements and restrictions of every nature of record, and state and county ad valorem and other taxes, if any.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property, subject to those encumbrances and limitations as set forth herein, unto the Grantee against the claims of all persons whomsoever. Grantor additionally covenants and agrees to

**BOOK 739 PAGE 545**

execute any and all other documents that might be reasonably required in order to effectuate the goals and intentions of this warranty deed.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed to Grantee as of the date first referenced above.

4581  
FILED FOR RECORD  
COLORADO COUNTY, TX

2013 OCT 28 AM 8:04

DARLENE HAYEK  
COLORADO CO. CLERK

STATE OF TEXAS COUNTY OF COLORADO  
I hereby certify that this instrument was filed on the  
date and time stamped herein by me, and that it is  
correctly indexed to the Volume and Page of the Official  
Records of Colorado County, Texas and stamped  
herein by me, or

OCT 28 2013



Darlene Hayek  
DARLENE HAYEK  
COUNTY CLERK, COLORADO COUNTY, TEXAS

THE FALLS JOINT VENTURE-V2, LLC

By: X

Printed name: Laurie Stoner

Title: Exec Vice President/CFO

### ACKNOWLEDGMENT

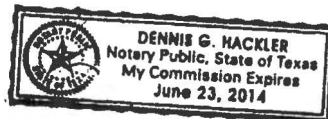
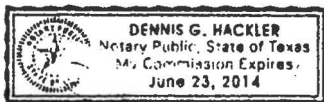
STATE OF TEXAS )  
 ) ss.  
COUNTY OF COLORADO )

On this day before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within-named Laurie Stoner, to me personally well known, who stated that he / she was the CFO of The Falls Joint Venture V2, LLC., a Texas limited liability company, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purpose therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 25 day of Oct., 2013

Notary Public  
My Commission Expires: June-23-14

Dennis Hackler



YOU 739 PAGE 546

STATE OF TEXAS

COUNTY OF COLORADO

Land Description  
Villa Tract 9-10 - 0.091 Acres

BEING a tract or parcel containing 0.091 acres of land situated in the Charles Frische Survey, Abstract No. 199, Colorado County, Texas, and being called Villa Tract 9-10 in a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, LLC, recorded in Volume 635, Page 840, Colorado County Official Records. Said Villa Tract 9-10 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Slides 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 28° 28' 12" W a distance of 851.15 feet to a 1/2" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.29 feet to a 1/2" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE across the original 8.717 acre tract, S 86° 41' 51" E a distance 494.54 feet to a 1/2" iron rod set for the South corner and POINT OF BEGINNING of the herein described tract;

THENCE N 60° 12' 43" W a distance of 52.50 feet to a 1/2" iron rod set for the West corner;

THENCE N 29° 47' 17" E a distance of 75.70 feet to a 1/2" iron rod set for the North corner;

THENCE S 60° 12' 43" E a distance of 52.50 feet to a 1/2" iron rod set for the East corner;

THENCE S 29° 47' 17" W a distance of 75.70 feet to the POINT OF BEGINNING, containing 0.091 acres of land.

Notes.

(1) Survey plat to accompany this description.

*Darrell D. Rau*

Darrell D. Rau  
Registered Professional Land Surveyor  
Registration No. 4173



Date: April 22, 2010

100166 PAGE 3591

## Exhibit "A"

### Subject Property

#### Villa Tract 17-18:

BEING a tract or parcel containing 0.093 acres of land situated in the Charles Fritzsche Survey, Abstract No. 199, Colorado County, Texas, and being called Villa Tract 17-18 in a division of The Falls Villa Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, LLC, recorded in Volume 613, Page 840, Colorado County Official Records. Said Villa Tract 17-18 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Slides 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 28° 21' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.29 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE across the original 8.717 acre tract, N 81° 18' 21" E a distance 310.99 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 17° 19' 44" E a distance of 79.50 feet to a 1/4" iron rod set for the North corner;

THENCE S 72° 40' 16" E a distance of 52.50 feet to a 1/4" iron rod set for the East corner;

THENCE S 17° 19' 44" W a distance of 79.50 feet to a 1/4" iron rod set for the South corner;

THENCE N 72° 40' 16" W a distance of 52.50 feet to the POINT OF BEGINNING, containing 0.093 acres of land

#### Villa Tract 19-20:

BEING a tract or parcel containing 0.091 acres of land situated in the Charles Fritzsche Survey, Abstract No. 199, Colorado County, Texas, and being called Villa Tract 19-20 in a division of The Falls Villa Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, LLC, recorded in Volume 613, Page 840, Colorado County Official Records. Said Villa Tract 19-20 being described more particularly by metes and bounds as follows:

COMMENCING at a 3/4" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Slides 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 21° 28' 12" W a distance of 651.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.29 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE across the original 8.717 acre tract, S 74° 36' 05" E a distance 246.71 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 47° 31' 00" E a distance of 52.50 feet to a 1/4" iron rod set for the North corner;

THENCE S 42° 29' 00" E a distance of 75.70 feet to a 1/4" iron rod set for the East corner;

THENCE S 47° 31' 00" W a distance of 52.50 feet to a 1/4" iron rod set for the South corner;

THENCE N 42° 29' 00" W a distance of 75.70 feet to the POINT OF BEGINNING, containing 0.091 acres of land.

Villa Tract 21-22:

BEING a tract or parcel containing 0.106 acres of land situated in the Charles Fritzsche Survey, Abstract No. 199, Colorado County, Texas, and being called Villa Tract 21-22 is a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, LLC, recorded in Volume 635, Page 140, Colorado County Official Records. Said Villa Tract 21-22 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Silder 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 21° 28' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.25 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE along the South line of said 8.717 acre tract, S 66° 13' 38" E a distance 98.97 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 32° 13' 43" E a distance of 54.57 feet to a 1/4" iron rod set for the North corner;

THENCE S 61° 30' 16" E a distance of 77.69 feet to a 1/4" iron rod set for the East corner;

THENCE S 21° 29' 44" W a distance of 57.50 feet to a 1/4" iron rod set on the South line of said 8.717 acre tract for the South corner;

THENCE along the South line of said 8.717 acre tract, N 66° 13' 38" W a distance of 88.00 feet to the POINT OF BEGINNING, containing 0.106 acres of land.

Villa Tract 23-24:

BEING a tract or parcel containing 0.127 acres of land situated in the Charles Fritzsche Survey, Abstract No. 199, Colorado County, Texas, and being called Villa Tract 23-24 is a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, LLC, recorded in Volume 635, Page 840, Colorado County Official Records. Said Villa Tract 23-24 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Silder 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 28° 28' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.25 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE along the South line of said 8.717 acre tract, S 66° 13' 38" E a distance 16.00 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 51° 19' 40" E a distance of 54.00 feet to a 1/4" iron rod set for the North corner;

THENCE S 62° 42' 57" E a distance of 51.50 feet to a 1/4" iron rod set for the East corner;

THENCE S 32° 13' 43" W a distance of 81.07 feet to a 1/4" iron rod set on the South line of said 8.717 acre tract for the South corner;

THENCE along the South line of said 8.717 acre tract, N 66° 13' 38" W a distance of 82.97 feet to the POINT OF BEGINNING, containing 0.127 acres of land.

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**APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF  
SUBSTITUTE TRUSTEE'S FORECLOSURE SALE**

**Notice is hereby given of a public non-judicial foreclosure sale.**

**LIEN:**

File Date: July 25, 2025

Principal Amount: \$4,737.41

Debtor: Olushegun B. Olagundoye

Payee: Villas at the Falls Property Owner Association, Inc, defined in the Declaration and vested to enforce the lien in the same manner as a vendor's lien with power of sale

FILING: recorded in Volume 1100, Page 766 in the Official Records of Colorado County, Texas

FILED TO RECORD  
COLORADO  
2025 SEP -2 PM 10:23  
COUNTY CLERK  
COURT

**DECLARATION:**

Declaration of Condominium for The Falls Golf Villas timeshare regime dated May 20, 2011, filed of record in the Official Records of Colorado County, Texas in Volume 671, Page 64 in the Official Records of Colorado County, Texas.

**LIEN HOLDER/SUBSTITUTE TRUSTEE:** Villas at the Falls Property Owner Association, Inc, Attention Regan Coy, Substitute Trustee, PO Box 27209 Houston, TX 77227

**DEBTOR:** Olushegun B. Olagundoye

**PROPERTY:**

A tenant-in-common undivided interest in Unit Week Number 5 and Unit Number 17 and common property located on the real property subject to the Declaration and more particularly described on Exhibit A, attached hereto.

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday October 7, 2025

**Time:** The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

**Place:** The sale will take place at the place designated by the Colorado County Commissioner's Court.

## NOTICE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THE NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE PAYEE.**

## TERMS OF SALE

Default has occurred in the payment of the Common Expenses and Maintenance Fees Assessments under the Declaration and in the performance of the obligations under the Declaration that secures the Lien. Because of this default, Payee, the property owners association under the Declaration and holder of the Lien under the Texas Property Code section 51.002 has requested that the Substitute Trustee sell the Property according to the terms of the Lien, Declaration and applicable law.

The Lien and Declaration encumbers real property. Formal notice is now given of Payee's election to proceed against and sell the real property described in the Lien and Declaration, consistent with the Payee's rights and remedies under the Lien and Declaration and Texas Business and Commerce Code section 9.604(a).

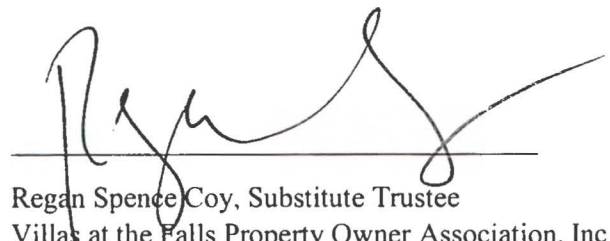
Therefore, notice is given that on the Date, Time and Place of Substitute Trustee's Sale of Property, or any other substitute trustee Payee may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Lien, Declaration and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Declaration and Lien and to any permitted exceptions to title described in the deed to the Property. **Substitute Trustee has not made and will not make any covenants, representation, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Lien and Declaration. Those desiring to purchase the property will need to demonstrate their ability to pay cash or acceptable certified funds on the day of the property is sold.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed to the undersigned.

Executed as of August 28, 2025

A handwritten signature in black ink, appearing to read 'Regan Spence Coy', is written over a horizontal line.

Regan Spence Coy, Substitute Trustee  
Villas at the Falls Property Owner Association, Inc  
1750 North Falls Drive  
New Ulm, Texas  
Legal@thefallstexas.com  
Phone: 979-500-6500

After Recording, please return original to:  
Villas at the Falls Property Owner Association, Inc.  
P.O. Box 27209  
Houston, TX 77227



# **EXHIBIT A**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

This General Warranty Deed is executed on this 24 day of April, 2013 by  
THE FALLS JOINT VENTURE-V2, LLC  
a Texas limited liability company,  
the principal place of business of which is  
1750 North Falls Drive, New Ulm, Colorado County, TX 78950  
who shall be referred to hereinafter as "Grantor"

FILED FOR RECORD  
COLORADO COUNTY, TX  
2013 APR 30 AM 11:38  
DARLENE HAYEK  
COLORADO CO. CLERK  
N.O.  
1868

and is delivered by Grantor to and in favor of the following identified party, and their respective heirs, successors and assigns forever, who shall be referred to herein as "Grantee":

Olushegun B. Olagundoye  
14318 Ayers Rock Rd.  
Sugarland, TX 77478

For and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, has granted, bargained, sold, aligned, conveyed, and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey, and confirm unto the Grantee and unto the heirs, successors and assigns, as applicable, of Grantee forever, the following described real property located in Colorado County, Texas:

Unit Week Number(s) 5 Unit Number(s) Resort Villa 17 within THE FALLS GOLF VILLAS, together with interest in and to the common elements and areas as delineated on, and as described in the Declaration of Condominium for Villas at the Falls, as amended, recorded in Volume 671, Page 641 on May 24, 2011 in the office of the recorder in and for Colorado County, Texas ("Declaration").

TO HAVE AND TO HOLD THE SAME, along with all appurtenances related thereto, forever and in fee simple but subject to the usage limitations as contained in the Declaration, all restrictions imposed by the Villas at the Falls Property Owners Association, Inc., all other restrictions reserved unto the Grantor, all other easements and restrictions of every nature of record, and state and county ad valorem and other taxes, if any.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property, subject to those encumbrances and limitations as set forth herein, unto the

Grantee against the claims of all persons whomsoever. Grantor additionally covenants and agrees to execute any and all other documents that might be reasonably required in order to effectuate the goals and intentions of this warranty deed.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed to Grantee as of the date first referenced above.

THE FALLS JOINT VENTURE-V2, LLC

By: CE Manning  
Printed name: CLAUDE MANNING  
Title: PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS )  
COUNTY OF COLORADO ) ss.  
)

On this day before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within-named Claude Manning, to me personally well known, who stated that he / she was the President of The Falls Joint Venture V2, LLC., a Texas limited liability company, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purpose therein mentioned and set forth.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this 24th day of April, 2013

Notary Public  
My Commission Expires: 9/6/15

Jamie Yearwood



STATE OF TEXAS COUNTY OF COLORADO  
I hereby certify that the foregoing was filed in the  
public and was signed before me and was duly  
RECORDED in the Volume and Page of the OFFICIAL  
RECORDS of COLORADO COUNTY, TEXAS and signed  
hereon by me. sh

APR 30 2013



Darlene Hoyer  
DARLENE HOYER  
COUNTY CLERK, COLORADO COUNTY, TEXAS

DUPLICATE PAGE 1 OF 6

## Exhibit "A"

### Subject Property

#### Villa Tract 17-18:

BEING a tract or parcel containing 0.095 acres of land situated in the Charles Fitchko Survey, Abstract No. 155, Colorado County, Texas, and being called Villa Tract 17-18 in a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture VI, LLC, recorded in Volume 615, Page 140, Colorado County Official Records. Said Villa Tract 17-18 being described more particularly by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Sides E5 & E6, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 28° 21' 12" W a distance of 851.15 feet to a 3/8" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.29 feet to a 3/8" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE across the original 8.717 acre tract, N 81° 18' 21" E a distance 310.59 feet to a 3/8" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 17° 19' 44" E a distance of 79.50 feet to a 3/8" iron rod set for the North corner;

THENCE S 72° 40' 16" E a distance of 52.50 feet to a 3/8" iron rod set for the East corner;

THENCE S 17° 19' 41" W a distance of 79.50 feet to a 3/8" iron rod set for the South corner;

THENCE N 72° 40' 16" W a distance of 52.50 feet to the POINT OF BEGINNING, containing 0.095 acres of land.

#### Villa Tract 19-20:

BEING a tract or parcel containing 0.091 acres of land situated in the Charles Fitchko Survey, Abstract No. 155, Colorado County, Texas, and being called Villa Tract 19-20 in a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture VI, LLC, recorded in Volume 615, Page 140, Colorado County Official Records. Said Villa Tract 19-20 being described more particularly by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Sides E5 & E6, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 28° 21' 12" W a distance of 851.15 feet to a 3/8" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.29 feet to a 3/8" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE across the original 8.717 acre tract, S 74° 36' 05" E a distance 246.71 feet to a 3/8" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 47° 31' 00" E a distance of 52.50 feet to a 3/8" iron rod set for the North corner;

THENCE S 42° 29' 00" E a distance of 75.70 feet to a 3/8" iron rod set for the East corner;

THENCE N 47° 31' 00" W a distance of 52.50 feet to a 3/8" iron rod set for the South corner;

THENCE N 42° 29' 00" W a distance of 75.70 feet to the POINT OF BEGINNING, containing 0.091 acres of land.

Villa Tract 21-22:

BEING a tract or parcel containing 0.106 acres of land situated in the Charles Fritzsche Survey, Abstract No. 159, Colorado County, Texas, and being called Villa Tract 21-22 in a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, L.L.C., recorded in Volume 635, Page 340, Colorado County Official Records. Said Villa Tract 21-22 being described more particularly by meter and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Sides 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 21° 28' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.23 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE along the South line of said 8.717 acre tract, S 66° 13' 38" E a distance of 98.97 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 32° 13' 43" E a distance of 54.97 feet to a 1/4" iron rod set for the North corner;

THENCE S 61° 30' 16" E a distance of 77.69 feet to a 1/4" iron rod set for the East corner;

THENCE S 21° 29' 44" W a distance of 57.50 feet to a 1/4" iron rod set on the South line of said 8.717 acre tract for the South corner;

THENCE along the South line of said 8.717 acre tract, N 66° 13' 35" W a distance of 88.00 feet to the POINT OF BEGINNING, containing 0.106 acres of land.

Villa Tract 23-24:

BEING a tract or parcel containing 0.127 acres of land situated in the Charles Fritzsche Survey, Abstract No. 159, Colorado County, Texas, and being called Villa Tract 23-24 in a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, L.L.C., recorded in Volume 635, Page 340, Colorado County Official Records. Said Villa Tract 23-24 being described more particularly by meter and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Sides 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 28° 28' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.23 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE along the South line of said 8.717 acre tract, S 66° 13' 38" E a distance of 16.00 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

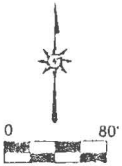
THENCE N 51° 19' 40" E a distance of 94.00 feet to a 1/4" iron rod set for the North corner;

THENCE S 62° 42' 57" E a distance of 51.50 feet to a 1/4" iron rod set for the East corner;

THENCE S 32° 13' 43" W a distance of 81.07 feet to a 1/4" iron rod set on the South line of said 8.717 acre tract for the South corner;

THENCE along the South line of said 8.717 acre tract, N 66° 13' 38" W a distance of 82.97 feet to the POINT OF BEGINNING, containing 0.127 acres of land.

# COLORADO COUNTY, TEXAS CHARLES FRITSCH SURVEY (A-199) THE FALLS SUBDIVISION



Date: April 22, 2010  
Filename: falls\_subtract.dwg

**Villa Tract 23-24 (0.127 acres)**

L1	N51°19'40"E	94.00'
L2	S62°42'57"E	51.50'
L3	S32°13'43"W	81.07'
L4	N66°13'38"W	82.97'

**Villa Tract 31-32 (0.093 acres)**

L22	N50°35'43"E	59.50'
L23	N89°36'00"E	21.00'
L24	S39°24'17"E	31.80'
L25	S26°30'47"W	31.10'
L26	S50°35'43"W	47.43'
L27	N45°38'22"W	68.15'

**Villa Tract 25-26 (0.143 acres)**

L5	N51°19'40"E	84.93'
L6	S79°09'50"E	58.69'
L7	S10°57'24"W	60.15'
L8	S84°20'40"W	67.08'
L9	N62°42'57"W	51.50'

**Villa Tract 38-39 (0.087 acres)**

L28	N45°38'22"W	68.15'
L29	N26°30'47"E	31.10'
L30	N72°18'00"E	26.00'
L31	S45°38'22"E	65.50'
L32	S44°21'38"W	52.57'

**Villa Tract 21-22 (0.106 acres)**

L10	N32°13'43"E	54.97'
L11	S68°30'16"E	77.69'
L12	S21°29'44"W	57.50'
L13	N66°13'38"W	88.00'

**Villa Tract 9-10 (0.091 acres)**

L33	N60°12'43"W	52.50'
L34	N29°47'17"E	75.70'
L35	S60°12'43"E	52.50'
L36	S29°47'17"W	75.70'

**Villa Tract 19-20 (0.091 acres)**

L14	N47°31'00"E	52.50'
L15	S42°29'00"E	75.70'
L16	S47°31'00"W	52.50'
L17	N42°29'00"W	75.70'

**Villa Tract 13-14 (0.091 acres)**

L37	N71°27'30"W	75.70'
L38	N18°32'30"E	52.50'
L39	S1°12'30"E	75.70'
L40	S18°32'30"W	52.50'

**Villa Tract 17-18 (0.095 acres)**

L18	N17°19'44"E	79.50'
L19	S72°40'16"E	52.50'
L20	S17°19'44"W	79.50'
L21	N72°40'16"W	52.50'

**Villa Tract 1 (0.022 acres)**

L41	S66°13'38"E	82.97'
L42	S23°46'22"W	12.00'
L43	N66°13'38"W	82.97'
L44	N23°46'22"E	12.00'

Southwest corner of Lot 4  
or Block 9 of the Falls Subdivision  
Replat Section One  
Side No. 44 & 49, Plat Records

Point 1

N70°22'37"E  
153.95'

NORTH FALLS DRIVE

**Resort Tract 1**  
4.005 Acres

NORTH FALLS DRIVE

**Beginning Reference Points for Villa Tracts**

Commence	Begin	Bearing	Distance
Point A	South corner of Villa Tract 34	S66°13'38"E	82.97'
Point B	South corner of Villa Tract 32	S72°40'16"E	52.50'
Point C	South corner of Villa Tract 31	S17°19'44"W	79.50'
Point D	South corner of Villa Tract 30	S71°12'27"W	330.42'
Point E	South corner of Villa Tract 29	S71°12'27"E	330.42'
Point F	South corner of Villa Tract 28	S45°38'22"E	65.50'
Point G	South corner of Villa Tract 27	S44°21'38"W	52.57'
Point H	South corner of Villa Tract 26	N62°42'57"W	51.50'
Point I	South corner of Villa Tract 25	N51°19'40"E	84.93'
Point J	South corner of Villa Tract 24	N50°35'43"E	59.50'
Point K	South corner of Villa Tract 23	N45°38'22"W	68.15'
Point L	South corner of Villa Tract 22	N32°13'43"E	54.97'
Point M	South corner of Villa Tract 21	N29°47'17"E	75.70'
Point N	South corner of Villa Tract 20	N18°32'30"E	52.50'
Point O	South corner of Villa Tract 19	N71°27'30"W	75.70'
Point P	South corner of Villa Tract 18	N17°19'44"E	79.50'
Point Q	South corner of Villa Tract 17	S66°13'38"E	82.97'
Point R	South corner of Villa Tract 16	S23°46'22"W	12.00'
Point S	South corner of Villa Tract 15	N66°13'38"W	82.97'
Point T	South corner of Villa Tract 14	N23°46'22"E	12.00'

**Curve Table**

CURVE	BEARING	HORIZ. DIST.	RADIUS	ARC	DELTA
C1	S18°49'43"W	70.30	510.00'	70.45'	7°51'54"
C2	S10°49'52"W	328.14	640.00'	330.24'	22°31'37"
C3	S6°54'51"E	189.65	840.00'	190.00'	12°57'47"
C4	S1°12'43"W	251.50	450.00'	254.88'	30°15'25"

**Survey Note:**

- (1) This instrument is not intended to be used for any other purpose than the survey of land.
- (2) Property is shown to the right of the public road as located in the plat.
- (3) Property is shown to the right of the public road as located in the plat.
- (4) Property is shown to the right of the public road as located in the plat.



**Rau Surveying**

1200 West 2nd Street, Suite 100, Fort Worth, Texas 76102  
Phone: (817) 335-1111 Fax: (817) 335-1112

Surveyed by: Daniel D. Rau, State of Texas, No. 4173, on or about April 22, 2010.  
Witnessed by: [Signature] and [Signature], both of whom are duly sworn and qualified as witnesses.  
Surveyed by: [Signature]

D. Rau & Co., Inc. 1200 West 2nd Street, Suite 100, Fort Worth, Texas 76102

Survey Plat showing the division of a 8.706 acre tract of land situated in the Charles Fritsch Survey, Abstract No. 199, Colorado County, Texas, and being that same land described as 8.717 acres in Deed dated February 11, 2010, from The Texas Falls Corporation, to The Falls Joint Venture-VI LLC recorded in Volume 635, Page 840, Colorado County Official Records.

Survey Plat of a 0.022 acre tract of land situated in the Charles Fritsch Survey, Abstract No. 199, Colorado County, Texas, and a portion of that land described in Deed November 18, 2009, from The Texas Falls Corporation, to The Falls Joint Venture-VI LLC recorded in Volume 630, Page 636, Colorado County Official Records.

**COLORADO COUNTY, TEXAS**  
**CHARLES FRITSCH SURVEY (A - 199)**  
**ROBERT TOBIN SURVEY (A - 551)**  
**PETER PIPER SURVEY (A - 447)**

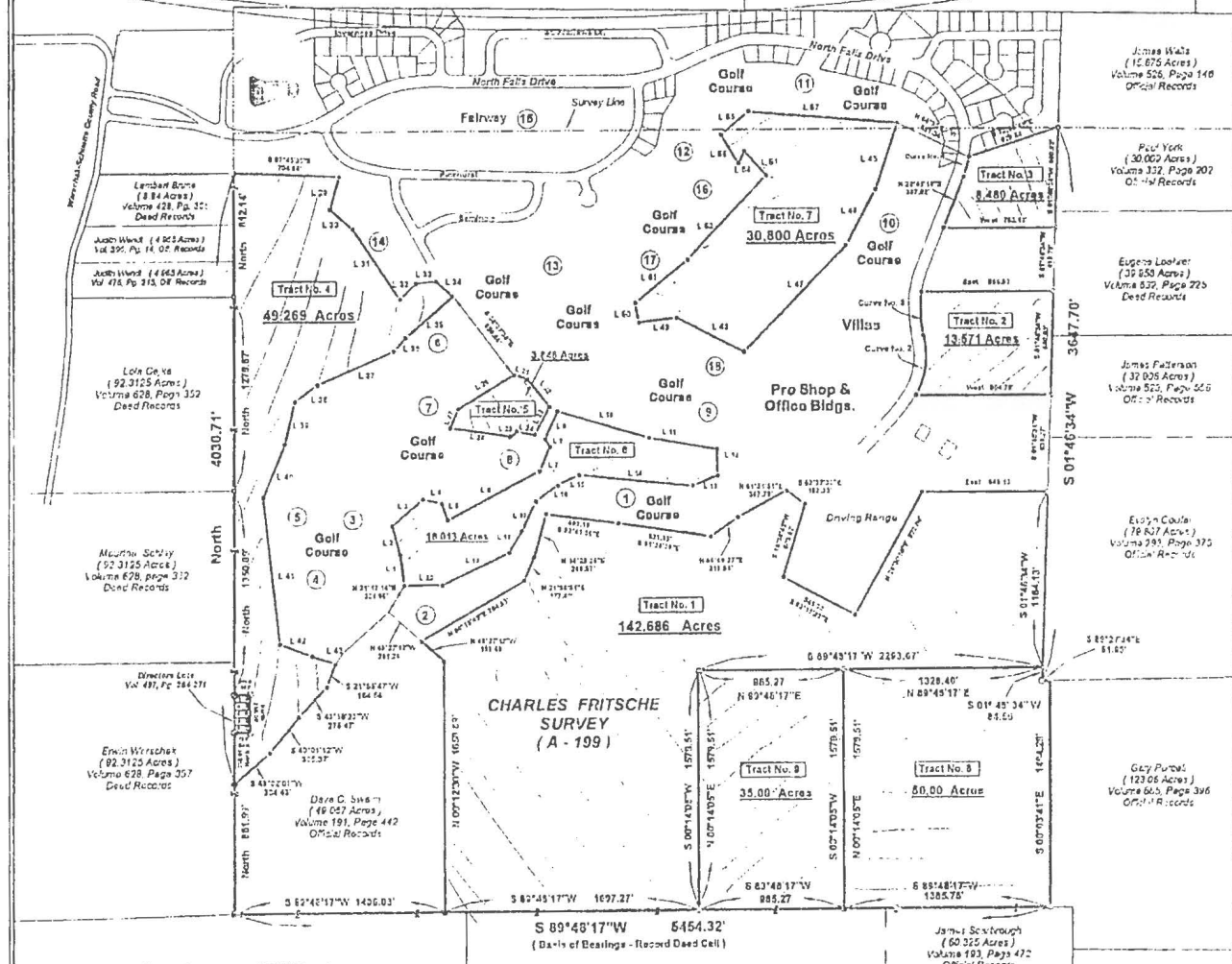
**LEGEND**

- W" Iron Rod set with plastic cap stamped "Rau 4173"
- 1" Pipe found
- 3" x 3" Concrete Marker found
- 5/8" Iron Rod found
- 1/2" Iron Rod found
- Point for corner
- Plant of Redwing

Scale 1" = 500'  
 September 3, 2009  
 Revised  
 October 22, 2009  
 Job Name:  
 Falls2.Zak

Survey Falls (114,829 Acres)  
 Volume 537, Page 129, Official Records

Survey Falls (100,000 Acres)  
 Volume 492, Page 643, Official Records



Thomas Chavis (91,038 Acres)  
 Volume 250, Page 755, Official Records

Morris Whelan (50.00 Acres)  
 Volume 249, Page 722, Official Records

James Scott (60,325 Acres)  
 Volume 193, Page 472, Official Records

Gay Pordel (123.05 Acres)  
 Volume 665, Page 396, Official Records

Eugene Loefer (37,025 Acres)  
 Volume 525, Page 279, Official Records

James Patterson (37,025 Acres)  
 Volume 525, Page 279, Official Records

Paul York (30,000 Acres)  
 Volume 332, Page 202, Official Records

James Walls (12,875 Acres)  
 Volume 526, Page 148, Official Records

- Notes
- (1) Subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
  - (2) The information not furnished and the surveyor has performed a limited abstract in connection with subject property.
  - (3) Properly description to accompany this plat:

Survey Plat of various tracts of land situated in the Charles Fritsch Survey, Abstract No. 199, the Peter Piper Survey, Abstract No. 447, and the Robert Tobin Survey, Abstract No. 551, Colorado County, Texas and being the undeveloped areas within the "The Falls Development Tract" called to contain 776,353 acres according to a Deed dated July 1, 1981 from Carl Gully to Colorado Oaks Enterprises, Inc., recorded in Volume 432, Page 296, Colorado County Deed Records

**Rau Surveying**

1276 Hwy. 71  
 P.O. Box 632, Columbia, Texas 76801  
 Phone (979) 732-8484 Fax (979) 732-6453

I, Daniel D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described herein.

Daniel D. Rau, Registration No. 4173

Curve	Bearing	Radius	Chord	Chord Bearing
1	N 89°45'17" E	135.44	135.44	N 89°45'17" E
2	S 89°45'17" W	135.44	135.44	S 89°45'17" W

Line	Bearing	Distance
1	N 89°45'17" E	135.44
2	S 89°45'17" W	135.44
3	N 89°45'17" E	135.44
4	S 89°45'17" W	135.44
5	N 89°45'17" E	135.44
6	S 89°45'17" W	135.44
7	N 89°45'17" E	135.44
8	S 89°45'17" W	135.44
9	N 89°45'17" E	135.44
10	S 89°45'17" W	135.44
11	N 89°45'17" E	135.44
12	S 89°45'17" W	135.44
13	N 89°45'17" E	135.44
14	S 89°45'17" W	135.44
15	N 89°45'17" E	135.44
16	S 89°45'17" W	135.44
17	N 89°45'17" E	135.44
18	S 89°45'17" W	135.44
19	N 89°45'17" E	135.44
20	S 89°45'17" W	135.44

Line	Bearing	Distance
1	N 89°45'17" E	135.44
2	S 89°45'17" W	135.44
3	N 89°45'17" E	135.44
4	S 89°45'17" W	135.44
5	N 89°45'17" E	135.44
6	S 89°45'17" W	135.44
7	N 89°45'17" E	135.44
8	S 89°45'17" W	135.44
9	N 89°45'17" E	135.44
10	S 89°45'17" W	135.44
11	N 89°45'17" E	135.44
12	S 89°45'17" W	135.44
13	N 89°45'17" E	135.44
14	S 89°45'17" W	135.44
15	N 89°45'17" E	135.44
16	S 89°45'17" W	135.44
17	N 89°45'17" E	135.44
18	S 89°45'17" W	135.44
19	N 89°45'17" E	135.44
20	S 89°45'17" W	135.44

Line	Bearing	Distance
1	N 89°45'17" E	135.44
2	S 89°45'17" W	135.44
3	N 89°45'17" E	135.44
4	S 89°45'17" W	135.44
5	N 89°45'17" E	135.44
6	S 89°45'17" W	135.44
7	N 89°45'17" E	135.44
8	S 89°45'17" W	135.44
9	N 89°45'17" E	135.44
10	S 89°45'17" W	135.44
11	N 89°45'17" E	135.44
12	S 89°45'17" W	135.44
13	N 89°45'17" E	135.44
14	S 89°45'17" W	135.44
15	N 89°45'17" E	135.44
16	S 89°45'17" W	135.44
17	N 89°45'17" E	135.44
18	S 89°45'17" W	135.44
19	N 89°45'17" E	135.44
20	S 89°45'17" W	135.44

Line	Bearing	Distance
1	N 89°45'17" E	135.44
2	S 89°45'17" W	135.44
3	N 89°45'17" E	135.44
4	S 89°45'17" W	135.44
5	N 89°45'17" E	135.44
6	S 89°45'17" W	135.44
7	N 89°45'17" E	135.44
8	S 89°45'17" W	135.44
9	N 89°45'17" E	135.44
10	S 89°45'17" W	135.44
11	N 89°45'17" E	135.44
12	S 89°45'17" W	135.44
13	N 89°45'17" E	135.44
14	S 89°45'17" W	135.44
15	N 89°45'17" E	135.44
16	S 89°45'17" W	135.44
17	N 89°45'17" E	135.44
18	S 89°45'17" W	135.44
19	N 89°45'17" E	135.44
20	S 89°45'17" W	135.44

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF  
SUBSTITUTE TRUSTEE'S FORECLOSURE SALE**

**Notice is hereby given of a public non-judicial foreclosure sale.**

**LIEN:**

File Date: July 25, 2025

Principal Amount: \$2,112.41

Debtor: Christopher Chapman and Kantayeni Chapman

Payee: Villas at the Falls Property Owner Association, Inc, defined in the Declaration and vested to enforce the lien in the same manner as a vendor's lien with power of sale

FILING: recorded in Volume 1100, Page 736 in the Official Records of Colorado County, Texas

FILED FOR RECORD  
COLORADO COUNTY, TEXAS  
2025 SEP -2 PM 10:28  
COUNTY CLERK  
R/K

**DECLARATION:**

Declaration of Condominium for The Falls Golf Villas timeshare regime dated May 20, 2011, filed of record in the Official Records of Colorado County, Texas in Volume 671, Page 64 in the Official Records of Colorado County, Texas.

**LIEN HOLDER/SUBSTITUTE TRUSTEE:** Villas at the Falls Property Owner Association, Inc, Attention Regan Coy, Substitute Trustee, PO Box 27209 Houston, TX 77227

**DEBTOR:** Christopher Chapman and Kantayeni Chapman

**PROPERTY:**

A tenant-in-common undivided interest in Unit Week Number 16 and Unit Number 24 and common property located on the real property subject to the Declaration and more particularly described on Exhibit A, attached hereto.

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday October 7, 2025

**Time:** The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

**Place:** The sale will take place at the place designated by the Colorado County Commissioner's Court.



## **NOTICE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THE NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE PAYEE.**

## **TERMS OF SALE**

Default has occurred in the payment of the Common Expenses and Maintenance Fees Assessments under the Declaration and in the performance of the obligations under the Declaration that secures the Lien. Because of this default, Payee, the property owners association under the Declaration and holder of the Lien under the Texas Property Code section 51.002 has requested that the Substitute Trustee sell the Property according to the terms of the Lien, Declaration and applicable law.

The Lien and Declaration encumbers real property. Formal notice is now given of Payee's election to proceed against and sell the real property described in the Lien and Declaration, consistent with the Payee's rights and remedies under the Lien and Declaration and Texas Business and Commerce Code section 9.604(a).

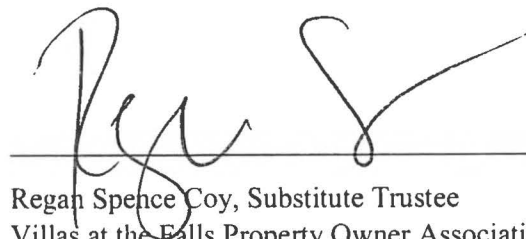
Therefore, notice is given that on the Date, Time and Place of Substitute Trustee's Sale of Property, or any other substitute trustee Payee may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Lien, Declaration and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Declaration and Lien and to any permitted exceptions to title described in the deed to the Property. **Substitute Trustee has not made and will not make any covenants, representation, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Lien and Declaration. Those desiring to purchase the property will need to demonstrate their ability to pay cash or acceptable certified funds on the day of the property is sold.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed to the undersigned.

Executed as of August 28, 2025

A handwritten signature in black ink, appearing to read 'Regan Spence Coy', is written over a horizontal line.

Regan Spence Coy, Substitute Trustee  
Villas at the Falls Property Owner Association, Inc  
1750 North Falls Drive  
New Ulm, Texas  
Legal@thefallstexas.com  
Phone: 979-500-6500

After Recording, please return original to:  
Villas at the Falls Property Owner Association, Inc.  
P.O. Box 27209  
Houston, TX 77227

# EXHIBIT A

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

This General Warranty Deed is executed on this 14th day of January, 2013 by  
THE FALLS JOINT VENTURE-V2, LLC  
a Texas limited liability company,  
the principal place of business of which is  
✓1750 North Falls Drive, New Ulm, Colorado County, TX 78950  
who shall be referred to hereinafter as "Grantor"

and is delivered by Grantor to and in favor of the following identified party, and their respective heirs, successors and assigns forever, who shall be referred to herein as "Grantee":

Christopher Chapman & Kantayeni Chapman  
12110 Whittington Dr.  
Houston, Texas 77077

For and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, has granted, bargained, sold, aligned, conveyed, and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey, and confirm unto the Grantee and unto the heirs, successors and assigns, as applicable, of Grantee forever, the following described real property located in Colorado County, Texas:

Unit Week Number(s) 16 Unit Number(s) 24 within THE FALLS GOLF VILLAS, together with interest in and to the common elements and areas as delineated on, and as described in the Declaration of Condominium for Villas at the Falls, as amended, recorded in Volume 671, Page 641 on May 24, 2011 in the office of the recorder in and for Colorado County, Texas ("Declaration").

TO HAVE AND TO HOLD THE SAME, along with all appurtenances related thereto, forever and in fee simple but subject to the usage limitations as contained in the Declaration, all restrictions imposed by the Villas at the Falls Property Owners Association, Inc., all other restrictions reserved unto the Grantor, all other easements and restrictions of every nature of record, and state and county ad valorem and other taxes, if any.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property, subject to those encumbrances and limitations as set forth herein, unto the

Grantee against the claims of all persons whomsoever. Grantor additionally covenants and agrees to execute any and all other documents that might be reasonably required in order to effectuate the goals and intentions of this warranty deed.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed to Grantee as of the date first referenced above.

THE FALLS JOINT VENTURE-V2, LLC

By: C Manning

Printed name: Claude Manning

Title: Vice President

ACKNOWLEDGMENT

STATE OF TEXAS )  
COUNTY OF COLORADO ) ss.  
)

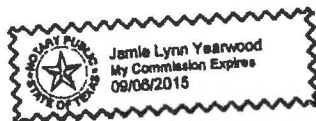
FILED FOR RECORD  
COLORADO COUNTY, TX  
2013 JAN 15 PM 4:30  
DARLENE HAYEK  
COLORADO CO. CLERK  
P.O.

On this day before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within-named Claude Manning, to me personally well known, who stated that he / she was the Vice President of The Falls Joint Venture V2, LLC., a Texas limited liability company, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purpose therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 14th day of January, 2013.

Notary Public  
My Commission Expires: 9/6/15

Jamie Yearwood



STATE OF TEXAS COUNTY OF COLORADO  
I hereby certify that this instrument was FILED on the  
date and time stamped hereon by me, and was duly  
RECORDED to the Volume and Page of the OFFICIAL  
RECORDS of Colorado County, Texas and stamped  
hereon by me, on

JAN 16 2013



Darlene Hayek  
DARLENE HAYEK  
COUNTY CLERK, COLORADO COUNTY, TEXAS

VOL 716 PAGE 098

## Exhibit "A"

### Subject Property

#### Villa Tract 17-18:

BEING a tract or parcel containing 0.095 acres of land situated in the Charles Fitts Survey, Abstract No. 199, Colorado County, Texas, and being called Villa Tract 17-18 in a division of The Falls Villa Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture VI, LLC, recorded in Volume 613, Page 840, Colorado County Official Records. Said Villa Tract 17-18 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Sheets 25 & 26, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 28° 21' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.29 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE across the original 8.717 acre tract, N 81° 18' 21" E a distance 310.99 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 17° 19' 46" E a distance of 79.50 feet to a 1/4" iron rod set for the North corner;

THENCE S 72° 40' 16" E a distance of 52.50 feet to a 1/4" iron rod set for the East corner;

THENCE S 17° 19' 46" W a distance of 79.50 feet to a 1/4" iron rod set for the South corner;

THENCE N 72° 40' 16" W a distance of 52.50 feet to the POINT OF BEGINNING, containing 0.095 acres of land.

#### Villa Tract 19-20:

BEING a tract or parcel containing 0.091 acres of land situated in the Charles Fitts Survey, Abstract No. 199, Colorado County, Texas, and being called Villa Tract 19-20 in a division of The Falls Villa Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture VI, LLC, recorded in Volume 613, Page 840, Colorado County Official Records. Said Villa Tract 19-20 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Sheets 25 & 26, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 21° 28' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.29 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE across the original 8.717 acre tract, S 74° 36' 05" E a distance 246.71 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 47° 31' 00" E a distance of 52.50 feet to a 1/4" iron rod set for the North corner;

THENCE S 42° 29' 00" E a distance of 75.70 feet to a 1/4" iron rod set for the East corner;

THENCE E 47° 31' 00" W a distance of 52.50 feet to a 1/4" iron rod set for the South corner;

THENCE N 42° 29' 00" W a distance of 75.70 feet to the POINT OF BEGINNING, containing 0.091 acres of land.

Villa Tract 21-22:

BEING a tract or parcel containing 0.105 acres of land situated in the Charles Fritzsche Survey, Abstract No. 159, Colorado County, Texas, and being called Villa Tract 21-22 in a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, LLC, recorded in Volume 635, Page 140, Colorado County Official Records. Said Villa Tract 21-22 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plot of The Falls Subdivision as recorded in Plat Cabinet Sides 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 24° 28' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.25 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE along the South line of said 8.717 acre tract, S 66° 13' 38" E a distance of 82.97 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 32° 13' 43" E a distance of 54.97 feet to a 1/4" iron rod set for the North corner;

THENCE S 61° 30' 16" E a distance of 77.69 feet to a 1/4" iron rod set for the East corner;

THENCE S 21° 29' 44" W a distance of 57.50 feet to a 1/4" iron rod set on the South line of said 8.717 acre tract for the South corner;

THENCE along the South line of said 8.717 acre tract, N 66° 13' 38" W a distance of 82.97 feet to the POINT OF BEGINNING, containing 0.104 acres of land.

Villa Tract 23-24:

BEING a tract or parcel containing 0.127 acres of land situated in the Charles Fritzsche Survey, Abstract No. 159, Colorado County, Texas, and being called Villa Tract 23-24 in a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, LLC, recorded in Volume 635, Page 140, Colorado County Official Records. Said Villa Tract 23-24 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plot of The Falls Subdivision as recorded in Plat Cabinet Sides 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 26° 28' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.25 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE along the South line of said 8.717 acre tract, S 66° 13' 38" E a distance of 16.00 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 51° 19' 40" E a distance of 94.00 feet to a 1/4" iron rod set for the North corner;

THENCE S 62° 42' 57" E a distance of 51.50 feet to a 1/4" iron rod set for the East corner;

THENCE S 32° 13' 43" W a distance of 61.07 feet to a 1/4" iron rod set on the South line of said 8.717 acre tract for the South corner;

THENCE along the South line of said 8.717 acre tract, N 66° 13' 38" W a distance of 82.97 feet to the POINT OF BEGINNING, containing 0.127 acres of land.

# COLORADO COUNTY, TEXAS CHARLES FRITSCH SURVEY (A - 199) THE FALLS SUBDIVISION



Date: April 22, 2010  
Filename: falls sub tract.txd

**Villa Tract 23-24 (0.127 acres)**

L1	N51°19'40"E	94.00'
L2	S62°42'57"E	51.50'
L3	S32°13'43"W	81.07'
L4	N66°13'38"W	82.97'

**Villa Tract 31-32 (0.093 acres)**

L22	N50°35'43"E	59.50'
L23	N89°36'00"E	21.00'
L24	S39°24'17"E	31.80'
L25	S26°30'47"W	31.10'
L26	S50°35'43"W	47.43'
L27	N45°38'22"W	68.15'

**Villa Tract 25-26 (0.143 acres)**

L5	N51°19'40"E	84.93'
L6	S79°09'50"E	58.69'
L7	S10°57'24"W	60.13'
L8	S34°20'40"W	67.08'
L9	N62°42'57"W	51.50'

**Villa Tract 38-39 (0.087 acres)**

L28	N45°38'22"W	68.15'
L29	N26°30'47"E	31.10'
L30	N72°18'00"E	26.00'
L31	S45°38'22"E	65.50'
L32	S44°21'38"W	52.57'

**Villa Tract 21-22 (0.106 acres)**

L10	N32°13'43"E	54.97'
L11	S68°30'16"E	77.69'
L12	S21°29'44"W	57.50'
L13	N66°13'38"W	88.00'

**Villa Tract 9-10 (0.091 acres)**

L33	N60°12'43"W	52.50'
L34	N29°47'17"E	75.70'
L35	S60°12'43"E	52.50'
L36	S29°47'17"W	75.70'

**Villa Tract 19-20 (0.091 acres)**

L14	N47°31'00"E	52.50'
L15	S42°29'00"E	75.70'
L16	S47°31'00"W	52.50'
L17	N42°29'00"W	75.70'

**Villa Tract 13-14 (0.091 acres)**

L37	N71°27'30"W	75.70'
L38	N18°32'30"E	52.50'
L39	S71°27'30"E	75.70'
L40	S18°32'30"W	52.50'

**Villa Tract 17-18 (0.095 acres)**

L18	N17°19'44"E	79.50'
L19	S72°40'16"E	52.50'
L20	S17°19'44"W	79.50'
L21	N72°40'16"W	52.50'

**Villa Tract 1 (0.022 acres)**

L41	S66°13'38"E	82.97'
L42	S23°46'22"W	12.00'
L43	N66°13'38"W	82.97'
L44	N23°46'22"E	12.00'

**Resort Tract 2**  
4.701 Acres

**Resort Tract 1**  
4.005 Acres

## Beginning Reference Points for Villa Tracts

Commence	Begin	Bearing	Distance
Point A	West corner of Villa Tract 1-2	S66°13'38"E	82.97'
Point B	West corner of Villa Tract 1-2	S23°46'22"W	12.00'
Point C	West corner of Villa Tract 1-2	S66°13'38"W	82.97'
Point D	West corner of Villa Tract 1-2	S23°46'22"E	12.00'
Point E	West corner of Villa Tract 1-2	S66°13'38"E	82.97'
Point F	West corner of Villa Tract 1-2	S23°46'22"W	12.00'
Point G	West corner of Villa Tract 1-2	S66°13'38"W	82.97'
Point H	West corner of Villa Tract 1-2	S23°46'22"E	12.00'
Point I	West corner of Villa Tract 1-2	S66°13'38"E	82.97'
Point J	West corner of Villa Tract 1-2	S23°46'22"W	12.00'
Point K	West corner of Villa Tract 1-2	S66°13'38"W	82.97'
Point L	West corner of Villa Tract 1-2	S23°46'22"E	12.00'

## Curve Table

CURVE	BEARING	HORIZ. DIST.	RADIUS	ARC	DELTA
C1	S10°08'43"W	70.40	510.00'	70.40'	7°54'54"
C2	S10°43'52"W	328.14	640.00'	330.24'	22°33'37"
C3	S6°54'51"W	189.65	640.00'	196.00'	12°57'42"
C4	S7°12'40"W	251.50	450.00'	254.99'	30°25'28"

## Survey Notes

- (1) This survey was conducted by the undersigned surveyor and all measurements are in feet and inches, unless otherwise noted.
- (2) The survey was conducted in accordance with the rules and regulations of the Texas Board of Surveying.
- (3) The survey was conducted in accordance with the rules and regulations of the Texas Board of Surveying.
- (4) The survey was conducted in accordance with the rules and regulations of the Texas Board of Surveying.



**Rau Surveying**

2101 West 10th Street, Suite 100, Fort Worth, Texas 76102  
Phone: (817) 732-8888 Fax: (817) 732-8888

This is a true and correct copy of the original survey as shown to the undersigned surveyor and all measurements are in feet and inches, unless otherwise noted.

Date: April 22, 2010

Survey Plat showing the division of a 8.706 acre tract of land situated in the Charles Fritsch Survey, Abstract No. 199, Colorado County, Texas, and being that same land described as 8.717 acres in Deed dated February 11, 2010, from The Texas Falls Corporation, to The Falls Joint Venture-VI, L.L.C., recorded in Volume 635, Page 840, Colorado County Official Records.

Survey Plat of a 0.022 acre tract of land situated in the Charles Fritsch Survey, Abstract No. 199, Colorado County, Texas, and a part of portion of that land described in Deed November 18, 2009, from The Texas Falls Corporation, to The Falls Joint Venture-R, L.L.C., recorded in Volume 636, Page 636, Colorado County Official Records.



**COLORADO COUNTY, TEXAS**  
**CHARLES FRITSCH SURVEY (A - 199)**  
**ROBERT TOBIN SURVEY (A - 551)**  
**PETER PIPER SURVEY (A - 447)**

**LEGEND**

1" Iron Rod set with plastic cap stamped "Rau 4173"

1" Pipe found

3" x 3" Concrete Marker: Ind

5/8" Iron Rod found

1/2" Iron Rod found

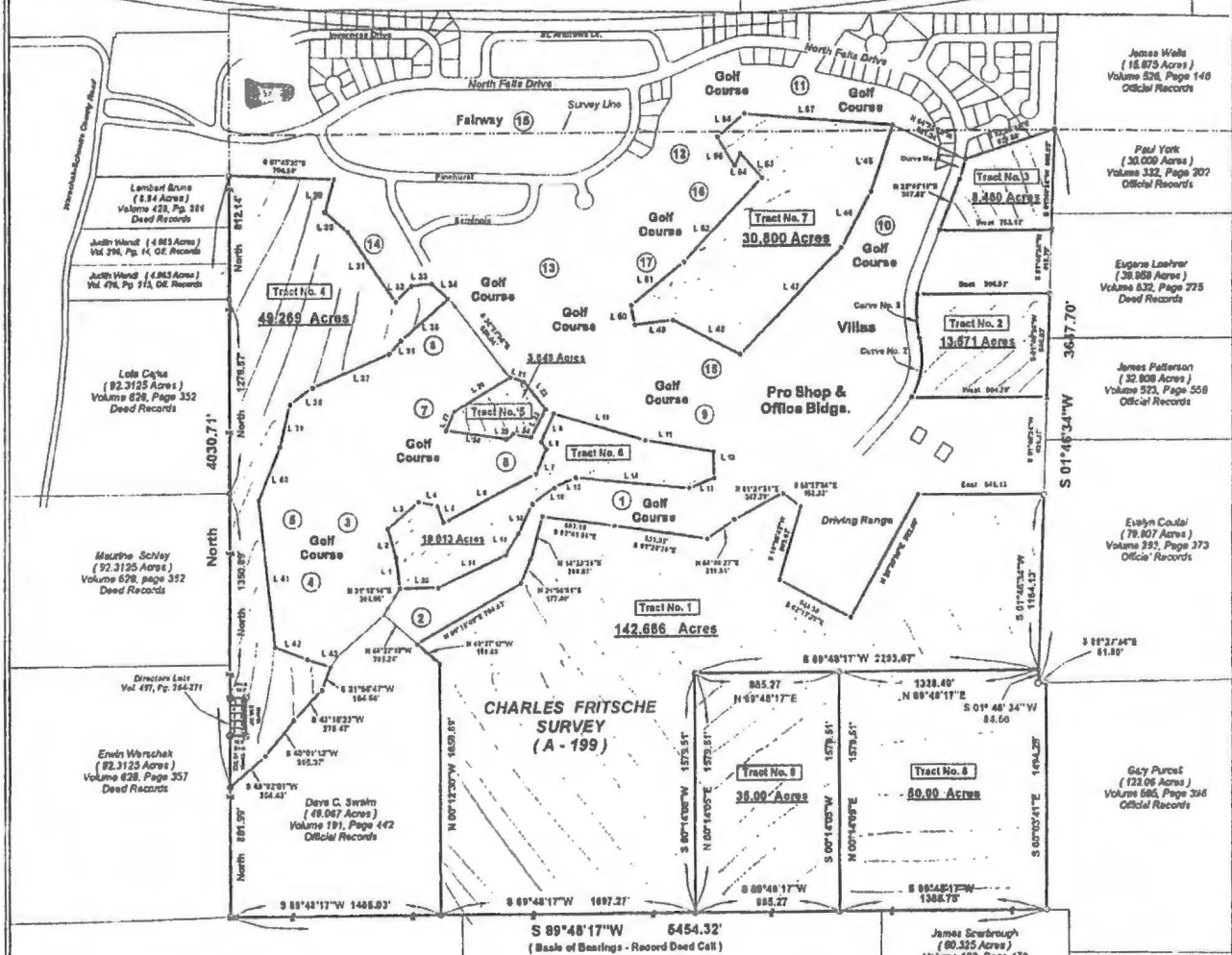
Point for corner

Point of Beginning

Scale 1" = 500'  
 September 3, 2009  
 Revised  
 October 22, 2009  
 Job Name:  
 Falls 2 Zak

Survey Falls (114,829 Acres)  
 Volume 533, Page 130, Official Records

Survey Falls (100,000 Acres)  
 Volume 482, Page 613, Official Records



Thomas Charvat (91,638 Acres)  
 Volume 250, Page 735, Official Records

Marvinne Webster (50,000 Acres)  
 Volume 248, Page 722, Official Records

James Scarbrough (80,325 Acres)  
 Volume 183, Page 472, Official Records

- Notes
- (1) Subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
  - (2) This information not furnished and this surveyor has performed a limited abstract in connection with subject property.
  - (3) Property description is according to this plat.

Survey Plat of various tracts of land situated in the Charles Fritsch Survey, Abstract No. 189, the Peter Piper Survey, Abstract No. 447, and the Robert Tobin Survey, Abstract No. 551, Colorado County, Texas and being the undeveloped areas within the "The Falls Development Tract" called to contain 776,353 acres according to a Deed dated July 1, 1981 from Carl Guiley to Colorado Oaks Enterprises, Inc., recorded in Volume 432, Page 296, Colorado County Deed Records.

**Rau Surveying**

1276 Hwy. 71  
 P.O. Box 682, Columbus, Texas 78504  
 Phone: (979) 732-6484 Fax: (979) 732-6484

I, Daniel D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.

Daniel D. Rau, Registration No. 4173

Curve	Delta Angle	Radius	Area	Chord	Chord Bearing
1	12°12'30"	564.00	123.44	113.18	N 87°32'30" E
2	45°12'30"	630.00	461.63	384.75	N 87°12'30" E
3	71°45'30"	780.00	295.48	382.19	N 62°12'30" W

Line	Bearing	Distance
1	S 18°45'12" W	227.21
2	S 48°20'30" E	153.55
3	S 34°17'28" E	863.84
4	S 87°22'30" E	163.57
5	S 88°56'07" E	150.79
6	S 88°48'17" W	160.79
7	S 48°33'54" W	419.72
8	S 61°12'00" W	118.82
9	S 89°13'48" W	860.79
10	S 64°22'28" W	189.61
11	S 17°45'00" W	327.16
12	S 17°45'00" W	293.94
13	S 67°45'00" E	774.87
14	S 89°48'17" W	257.21
15	S 72°12'30" E	257.21
16	S 72°12'30" E	257.21
17	S 72°12'30" E	257.21
18	S 72°12'30" E	257.21

Line	Bearing	Distance
1	N 89°48'17" E	2293.67
2	N 89°48'17" E	1238.40
3	S 01°48'34" W	84.50
4	S 01°48'34" W	84.50
5	S 01°48'34" W	84.50
6	S 01°48'34" W	84.50
7	S 01°48'34" W	84.50
8	S 01°48'34" W	84.50
9	S 01°48'34" W	84.50
10	S 01°48'34" W	84.50
11	S 01°48'34" W	84.50
12	S 01°48'34" W	84.50
13	S 01°48'34" W	84.50
14	S 01°48'34" W	84.50
15	S 01°48'34" W	84.50
16	S 01°48'34" W	84.50
17	S 01°48'34" W	84.50
18	S 01°48'34" W	84.50
19	S 01°48'34" W	84.50
20	S 01°48'34" W	84.50

Line	Bearing	Distance
1	S 74°00'18" E	80.80
2	S 74°00'18" E	224.61
3	S 71°14'37" W	267.65
4	S 60°40'01" W	116.65
5	S 57°00'00" W	86.44
6	N 61°46'18" W	413.10
7	N 23°11'46" E	183.81
8	N 61°46'18" W	413.10

Line	Bearing	Distance
1	S 18°12'30" W	482.31
2	S 57°00'00" W	419.37
3	S 48°12'30" W	948.84
4	S 89°48'17" W	367.84
5	S 89°48'17" W	850.84
6	S 89°48'17" W	462.17
7	S 89°48'17" W	772.84
8	S 89°48'17" W	213.84
9	S 89°48'17" W	172.84
10	S 89°48'17" W	254.84
11	S 89°48'17" W	254.84
12	S 89°48'17" W	254.84

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF  
SUBSTITUTE TRUSTEE'S FORECLOSURE SALE**

**Notice is hereby given of a public non-judicial foreclosure sale.**

**LIEN:**

File Date: July 25, 2025

Principal Amount: \$2,112.41

Debtor: Barry E. Chandler and Pamela J. Chandler

Payee: Villas at the Falls Property Owner Association, Inc, defined in the Declaration and vested to enforce the lien in the same manner as a vendor's lien with power of sale

FILING: recorded in Volume 1100, Page 756 in the Official Records of Colorado County, Texas

FILED FOR RECORD  
COLORADO COUNTY, TEXAS  
2025 SEP -2 AM 10:23  
K. J. COOPER, CLERK  
COUNTY CLERK

**DECLARATION:**

Declaration of Condominium for The Falls Golf Villas timeshare regime dated May 20, 2011, filed of record in the Official Records of Colorado County, Texas in Volume 671, Page 64 in the Official Records of Colorado County, Texas.

**LIEN HOLDER/SUBSTITUTE TRUSTEE:** Villas at the Falls Property Owner Association, Inc, Attention Regan Coy, Substitute Trustee, PO Box 27209 Houston, TX 77227

**DEBTOR:** Barry E. Chandler and Pamela J. Chandler

**PROPERTY:**

A tenant-in-common undivided interest in Unit Week Number 14 and Unit Number 24 and common property located on the real property subject to the Declaration and more particularly described on Exhibit A, attached hereto.

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday October 7, 2025

**Time:** The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

**Place:** The sale will take place at the place designated by the Colorado County Commissioner's Court.

## NOTICE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THE NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE PAYEE.**

## TERMS OF SALE

Default has occurred in the payment of the Common Expenses and Maintenance Fees Assessments under the Declaration and in the performance of the obligations under the Declaration that secures the Lien. Because of this default, Payee, the property owners association under the Declaration and holder of the Lien under the Texas Property Code section 51.002 has requested that the Substitute Trustee sell the Property according to the terms of the Lien, Declaration and applicable law.

The Lien and Declaration encumbers real property. Formal notice is now given of Payee's election to proceed against and sell the real property described in the Lien and Declaration, consistent with the Payee's rights and remedies under the Lien and Declaration and Texas Business and Commerce Code section 9.604(a).

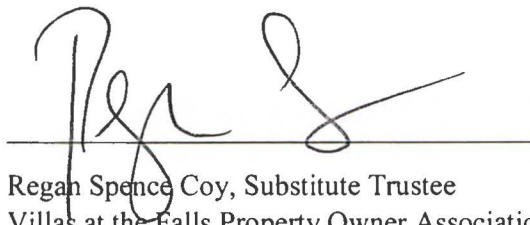
Therefore, notice is given that on the Date, Time and Place of Substitute Trustee's Sale of Property, or any other substitute trustee Payee may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Lien, Declaration and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Declaration and Lien and to any permitted exceptions to title described in the deed to the Property. **Substitute Trustee has not made and will not make any covenants, representation, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Lien and Declaration. Those desiring to purchase the property will need to demonstrate their ability to pay cash or acceptable certified funds on the day of the property is sold.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed to the undersigned.

Executed as of August 28, 2025

A handwritten signature in black ink, appearing to read 'Regan Spence Coy', is written over a horizontal line.

Regan Spence Coy, Substitute Trustee  
Villas at the Falls Property Owner Association, Inc  
1750 North Falls Drive  
New Ulm, Texas  
Legal@thefallstexas.com  
Phone: 979-500-6500

After Recording, please return original to:  
Villas at the Falls Property Owner Association, Inc.  
P.O. Box 27209  
Houston, TX 77227

# EXHIBIT A

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

This General Warranty Deed is executed on this 14th day of January, 2013 by  
THE FALLS JOINT VENTURE-V2, LLC  
a Texas limited liability company,  
the principal place of business of which is  
✓ 1750 North Falls Drive, New Ulm, Colorado County, TX 78950  
who shall be referred to hereinafter as "Grantor"

and is delivered by Grantor to and in favor of the following identified party, and their respective heirs, successors and assigns forever, who shall be referred to herein as "Grantee":

Barry E. Chandler & Pamela J. Chandler  
22610 Poppyfield Dr  
Katy, Texas 77450

For and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, has granted, bargained, sold, aligned, conveyed, and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey, and confirm unto the Grantee and unto the heirs, successors and assigns, as applicable, of Grantee forever, the following described real property located in Colorado County, Texas:

Unit Week Number(s) 14 Unit Number(s) 24 within THE FALLS GOLF VILLAS, together with interest in and to the common elements and areas as delineated on, and as described in the Declaration of Condominium for Villas at the Falls, as amended, recorded in Volume 671, Page 641 on May 24, 2011 in the office of the recorder in and for Colorado County, Texas ("Declaration").

TO HAVE AND TO HOLD THE SAME, along with all appurtenances related thereto, forever and in fee simple but subject to the usage limitations as contained in the Declaration, all restrictions imposed by the Villas at the Falls Property Owners Association, Inc., all other restrictions reserved unto the Grantor, all other easements and restrictions of every nature of record, and state and county ad valorem and other taxes, if any.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property, subject to those encumbrances and limitations as set forth herein, unto the

Grantee against the claims of all persons whomsoever. Grantor additionally covenants and agrees to execute any and all other documents that might be reasonably required in order to effectuate the goals and intentions of this warranty deed.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed to Grantee as of the date first referenced above.

THE FALLS JOINT VENTURE-V2, LLC

By: C. Manning  
Printed name: Claude Manning

Title: Vice President

ACKNOWLEDGMENT

STATE OF TEXAS )  
COUNTY OF COLORADO ) ss.  
)

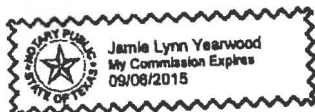
FILED FOR RECORD  
COLORADO COUNTY, TX  
2013 JAN 15 PM 4:31  
DARLENE HAYEK  
COLORADO CO. CLERK  
P.O.

On this day before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within-named Claude Manning, to me personally well known, who stated that he / she was the Vice President of The Falls Joint Venture V2, LLC., a Texas limited liability company, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purpose therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 14th day of January, 2013.

Notary Public  
My Commission Expires: 9/6/15

Jamie Yearwood



STATE OF TEXAS COUNTY OF COLORADO  
I hereby certify that this instrument was FILED on the  
date and time stamped hereon by me; and was duly  
RECORDED to the Volume and Page of the OFFICIAL  
RECORDS of Colorado County, Texas and stamped  
hereon by me, on

JAN 16 2013



Darlene Hayek  
DARLENE HAYEK  
COUNTY CLERK, COLORADO COUNTY, TEXAS

VOL 116 PAGE 102

## Exhibit "A"

### Subject Property

#### Villa Tract 17-18:

BEING a tract or parcel containing 0.095 acres of land situated in the Charles Fiftado Survey, Abstract No. 195, Colorado County, Texas, and being called Villa Tract 17-18 in a division of The Falls Villas Tract within a 8.717 acre tract which is described by Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture VI, LLC, recorded in Volume 613, Page 840, Colorado County Official Records. Said Villa Tract 17-18 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet 514-1 13 & 16, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 28° 21' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.29 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE across the original 8.717 acre tract, N 81° 18' 21" E a distance 310.99 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 17° 19' 46" E a distance of 79.50 feet to a 1/4" iron rod set for the North corner;

THENCE S 72° 40' 16" E a distance of 52.50 feet to a 1/4" iron rod set for the East corner;

THENCE S 17° 19' 41" W a distance of 79.50 feet to a 1/4" iron rod set for the South corner;

THENCE N 72° 40' 16" W a distance of 52.50 feet to the POINT OF BEGINNING, containing 0.095 acres of land.

#### Villa Tract 19-20:

BEING a tract or parcel containing 0.091 acres of land situated in the Charles Fiftado Survey, Abstract No. 195, Colorado County, Texas, and being called Villa Tract 19-20 in a division of The Falls Villas Tract within a 8.717 acre tract which is described by Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture VI, LLC, recorded in Volume 613, Page 840, Colorado County Official Records. Said Villa Tract 19-20 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet 514-1 13 & 16, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 28° 28' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.29 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE across the original 8.717 acre tract, S 74° 35' 05" E a distance 246.71 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 47° 31' 00" E a distance of 52.50 feet to a 1/4" iron rod set for the North corner;

THENCE S 42° 29' 00" E a distance of 75.70 feet to a 1/4" iron rod set for the East corner;

THENCE E 47° 31' 00" W a distance of 52.50 feet to a 1/4" iron rod set for the South corner;

THENCE N 42° 29' 00" W a distance of 75.70 feet to the POINT OF BEGINNING, containing 0.091 acres of land.



Villa Tract 21-22:

BEING a tract or parcel containing 0.106 acres of land situated in the Charles Fritzsche Survey, Abstract No. 159, Colorado County, Texas, and being called Villa Tract 21-22 in a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, L.L.C. recorded in Volume 635, Page 340, Colorado County Official Records. Said Villa Tract 21-22 being described more particularly by notes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Sides 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 21° 2' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.23 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE along the South line of said 8.717 acre tract, S 66° 13' 35" E a distance of 98.97 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 32° 13' 43" E a distance of 54.57 feet to a 1/4" iron rod set for the North corner;

THENCE S 63° 30' 16" E a distance of 77.69 feet to a 1/4" iron rod set for the East corner;

THENCE S 21° 29' 44" W a distance of 57.59 feet to a 1/4" iron rod set on the South line of said 8.717 acre tract for the South corner;

THENCE along the South line of said 8.717 acre tract, N 66° 13' 35" W a distance of 88.00 feet to the POINT OF BEGINNING, containing 0.106 acres of land.

Villa Tract 23-24:

BEING a tract or parcel containing 0.127 acres of land situated in the Charles Fritzsche Survey, Abstract No. 159, Colorado County, Texas, and being called Villa Tract 23-24 in a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, L.L.C. recorded in Volume 635, Page 340, Colorado County Official Records. Said Villa Tract 23-24 being described more particularly by notes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plat of The Falls Subdivision as recorded in Plat Cabinet Sides 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 25° 28' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.23 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE along the South line of said 8.717 acre tract, S 65° 13' 38" E a distance of 16.00 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 51° 19' 40" E a distance of 94.00 feet to a 1/4" iron rod set for the North corner;

THENCE S 62° 42' 57" E a distance of 51.50 feet to a 1/4" iron rod set for the East corner;

THENCE S 32° 13' 43" W a distance of 61.07 feet to a 1/4" iron rod set on the South line of said 8.717 acre tract for the South corner;

THENCE along the South line of said 8.717 acre tract, N 66° 13' 38" W a distance of 82.57 feet to the POINT OF BEGINNING, containing 0.127 acres of land.

Southwest corner of Lot 4  
in Block 9 of the Falls Subdivision  
Replat Section One  
Village No. 85 & 86, Plat F-100-24

Villa Tract 31-32 (0.093 acres)		
L22	N50°35'43"W	59.50'
L23	N89°36'00"E	21.00'
L24	S39°24'17"E	31.80'
L25	S26°30'47"W	31.10'
L26	S50°35'43"W	47.43'
L27	N45°38'22"W	68.15'

Villa Tract 38-39 (0.087 acres)		
L28	N45°38'22"W	68.15'
L29	N26°30'47"E	31.10'
L30	N72°18'00"E	26.00'
L31	S45°38'22"E	65.50'
L32	S44°21'38"W	52.57'

<b>Villa Tract 9-10 (0.091 acres)</b>		
L33	N60°12'43"W	52.50'
L34	N29°47'17"E	75.70'
L35	S60°12'43"E	52.50'
L36	S29°47'17"W	75.70'

Villa Tract 13-14 (0.091 acres)		
L37	N71°27'30" W	75.70'
L38	N18°32'30" E	52.50'
L39	S71°27'30" E	75.70'
L40	S18°32'30" W	52.50'

[illegible]

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	N18°08'43"W	70.40	610.65'	70.45'	7°43'54"
C2	S19°42'52"W	328.14	640.00'	330.26'	22°31'13"
C3	S6°54'51"E	189.85	640.00'	190.03'	12°57'40"
C4	N1°42'43"W	251.60	480.00'	254.88'	30°25'29"

(c) This information is furnished Property is subject to any and all covenants, conditions, covenants, conditions, and covenants which may be applicable to the property.

Resort Tract 2  
4.701 Acres

Survey plat showing the division of a 8,700-acre tract of land situated in the Charles Fritchie Survey, Abstract No. 139, Colorado County, Texas, and being that same land described as 8,717 acres in Deed dated February 11, 2010, from The Texas Falls Corporation, to The Falls Joint Venture-VI, LLC recorded in Volume 635, Page 840, Colorado County Official Records.

Survey Plot of a 0.025 acre tract of land situated in the Charles Travis, Jr. Survey, Abstract No. 199, Colorado County, Texas, and a part or portion of that land described in Deed November 18, 2009, from The Texas Falls Corporation, to The Falls Joint Venture-R, L.P. recorded in Volume 636, Page 636, Colorado County Official Records.

Rau Surveying

$$\frac{2.78 \text{ Hg} \times 10^{-3} \text{ g} \times \text{PCl}_2 \text{ Hg} \times 0.923 \times 10^3 \text{ g} \times 100}{1 - 0.923 \times 0.712 \times 480 \times 10^3 \times 0.712 \times 54.5}$$

David D. Foran and the authors of this paper wish to thank the following individuals for their assistance in the data collection process: Anthony J. Pappalardo, Michael J. Pappalardo, and the personnel of the National Bureau of Economic Research.

D, wt%: 0.25, 0.50, 0.75, 1.00, 1.25, 1.50, 1.75, 2.00, 2.25, 2.50, 2.75, 3.00, 3.25, 3.50, 3.75, 4.00, 4.25, 4.50, 4.75, 5.00, 5.25, 5.50, 5.75, 6.00, 6.25, 6.50, 6.75, 7.00, 7.25, 7.50, 7.75, 8.00, 8.25, 8.50, 8.75, 9.00, 9.25, 9.50, 9.75, 10.00, 10.25, 10.50, 10.75, 11.00, 11.25, 11.50, 11.75, 12.00, 12.25, 12.50, 12.75, 13.00, 13.25, 13.50, 13.75, 14.00, 14.25, 14.50, 14.75, 15.00, 15.25, 15.50, 15.75, 16.00, 16.25, 16.50, 16.75, 17.00, 17.25, 17.50, 17.75, 18.00, 18.25, 18.50, 18.75, 19.00, 19.25, 19.50, 19.75, 20.00, 20.25, 20.50, 20.75, 21.00, 21.25, 21.50, 21.75, 22.00, 22.25, 22.50, 22.75, 23.00, 23.25, 23.50, 23.75, 24.00, 24.25, 24.50, 24.75, 25.00, 25.25, 25.50, 25.75, 26.00, 26.25, 26.50, 26.75, 27.00, 27.25, 27.50, 27.75, 28.00, 28.25, 28.50, 28.75, 29.00, 29.25, 29.50, 29.75, 30.00, 30.25, 30.50, 30.75, 31.00, 31.25, 31.50, 31.75, 32.00, 32.25, 32.50, 32.75, 33.00, 33.25, 33.50, 33.75, 34.00, 34.25, 34.50, 34.75, 35.00, 35.25, 35.50, 35.75, 36.00, 36.25, 36.50, 36.75, 37.00, 37.25, 37.50, 37.75, 38.00, 38.25, 38.50, 38.75, 39.00, 39.25, 39.50, 39.75, 40.00, 40.25, 40.50, 40.75, 41.00, 41.25, 41.50, 41.75, 42.00, 42.25, 42.50, 42.75, 43.00, 43.25, 43.50, 43.75, 44.00, 44.25, 44.50, 44.75, 45.00, 45.25, 45.50, 45.75, 46.00, 46.25, 46.50, 46.75, 47.00, 47.25, 47.50, 47.75, 48.00, 48.25, 48.50, 48.75, 49.00, 49.25, 49.50, 49.75, 50.00, 50.25, 50.50, 50.75, 51.00, 51.25, 51.50, 51.75, 52.00, 52.25, 52.50, 52.75, 53.00, 53.25, 53.50, 53.75, 54.00, 54.25, 54.50, 54.75, 55.00, 55.25, 55.50, 55.75, 56.00, 56.25, 56.50, 56.75, 57.00, 57.25, 57.50, 57.75, 58.00, 58.25, 58.50, 58.75, 59.00, 59.25, 59.50, 59.75, 60.00, 60.25, 60.50, 60.75, 61.00, 61.25, 61.50, 61.75, 62.00, 62.25, 62.50, 62.75, 63.00, 63.25, 63.50, 63.75, 64.00, 64.25, 64.50, 64.75, 65.00, 65.25, 65.50, 65.75, 66.00, 66.25, 66.50, 66.75, 67.00, 67.25, 67.50, 67.75, 68.00, 68.25, 68.50, 68.75, 69.00, 69.25, 69.50, 69.75, 70.00, 70.25, 70.50, 70.75, 71.00, 71.25, 71.50, 71.75, 72.00, 72.25, 72.50, 72.75, 73.00, 73.25, 73.50, 73.75, 74.00, 74.25, 74.50, 74.75, 75.00, 75.25, 75.50, 75.75, 76.00, 76.25, 76.50, 76.75, 77.00, 77.25, 77.50, 77.75, 78.00, 78.25, 78.50, 78.75, 79.00, 79.25, 79.50, 79.75, 80.00, 80.25, 80.50, 80.75, 81.00, 81.25, 81.50, 81.75, 82.00, 82.25, 82.50, 82.75, 83.00, 83.25, 83.50, 83.75, 84.00, 84.25, 84.50, 84.75, 85.00, 85.25, 85.50, 85.75, 86.00, 86.25, 86.50, 86.75, 87.00, 87.25, 87.50, 87.75, 88.00, 88.25, 88.50, 88.75, 89.00, 89.25, 89.50, 89.75, 90.00, 90.25, 90.50, 90.75, 91.00, 91.25, 91.50, 91.75, 92.00, 92.25, 92.50, 92.75, 93.00, 93.25, 93.50, 93.75, 94.00, 94.25, 94.50, 94.75, 95.00, 95.25, 95.50, 95.75, 96.00, 96.25, 96.50, 96.75, 97.00, 97.25, 97.50, 97.75, 98.00, 98.25, 98.50, 98.75, 99.00, 99.25, 99.50, 99.75, 100.00, 100.25, 100.50, 100.75, 101.00, 101.25, 101.50, 101.75, 102.00, 102.25, 102.50, 102.75, 103.00, 103.25, 103.50, 103.75, 104.00, 104.25, 104.50, 104.75, 105.00, 105.25, 105.50, 105.75, 106.00, 106.25, 106.50, 106.75, 107.00, 107.25, 107.50, 107.75, 108.00, 108.25, 108.50, 108.75, 109.00, 109.25, 109.50, 109.75, 110.00, 110.25, 110.50, 110.75, 111.00, 111.25, 111.50, 111.75, 112.00, 112.25, 112.50, 112.75, 113.00, 113.25, 113.50, 113.75, 114.00, 114.25, 114.50, 114.75, 115.00, 115.25, 115.50, 115.75, 116.00, 116.25, 116.50, 116.75, 117.00, 117.25, 117.50, 117.75, 118.00, 118.25, 118.50, 118.75, 119.00, 119.25, 119.50, 119.75, 120.00, 120.25, 120.50, 120.75, 121.00, 121.25, 121.50, 121.75, 122.00, 122.25, 122.50, 122.75, 123.00, 123.25, 123.50, 123.75, 124.00, 124.25, 124.50, 124.75, 125.00, 125.25, 125.50, 125.75, 126.00, 126.25, 126.50, 126.75, 127.00, 127.25, 127.50, 127.75, 128.00, 128.25, 128.50, 128.75, 129.00, 129.25, 129.50, 129.75, 130.00, 130.25, 130.50, 130.75, 131.00, 131.25, 131.50, 131.75, 132.00, 132.25, 132.50, 132.75, 133.00, 133.25, 133.50, 133.75, 134.00, 134.25, 134.50, 134.75, 135.00, 135.25, 135.50, 135.75, 136.00, 136.25, 136.50, 136.75, 137.00, 137.25, 137.50, 137.75, 138.00, 138.25, 138.50, 138.75, 139.00, 139.25, 139.50, 139.75, 140.00, 140.25, 140.50, 140.75, 141.00, 141.25, 141.50,



**COLORADO COUNTY, TEXAS**  
**CHARLES FRITSCHIE SURVEY (A - 199)**  
**ROBERT TOBIN SURVEY (A - 551)**  
**PETER PIPER SURVEY (A - 447)**

**LEGEND**

1" Iron Rod set with Plastic cap stamped "Rau 4173"

1" Pipe found

2" x 3" Concrete Marker found

5/8" Iron Rod found

W" Iron Rod found

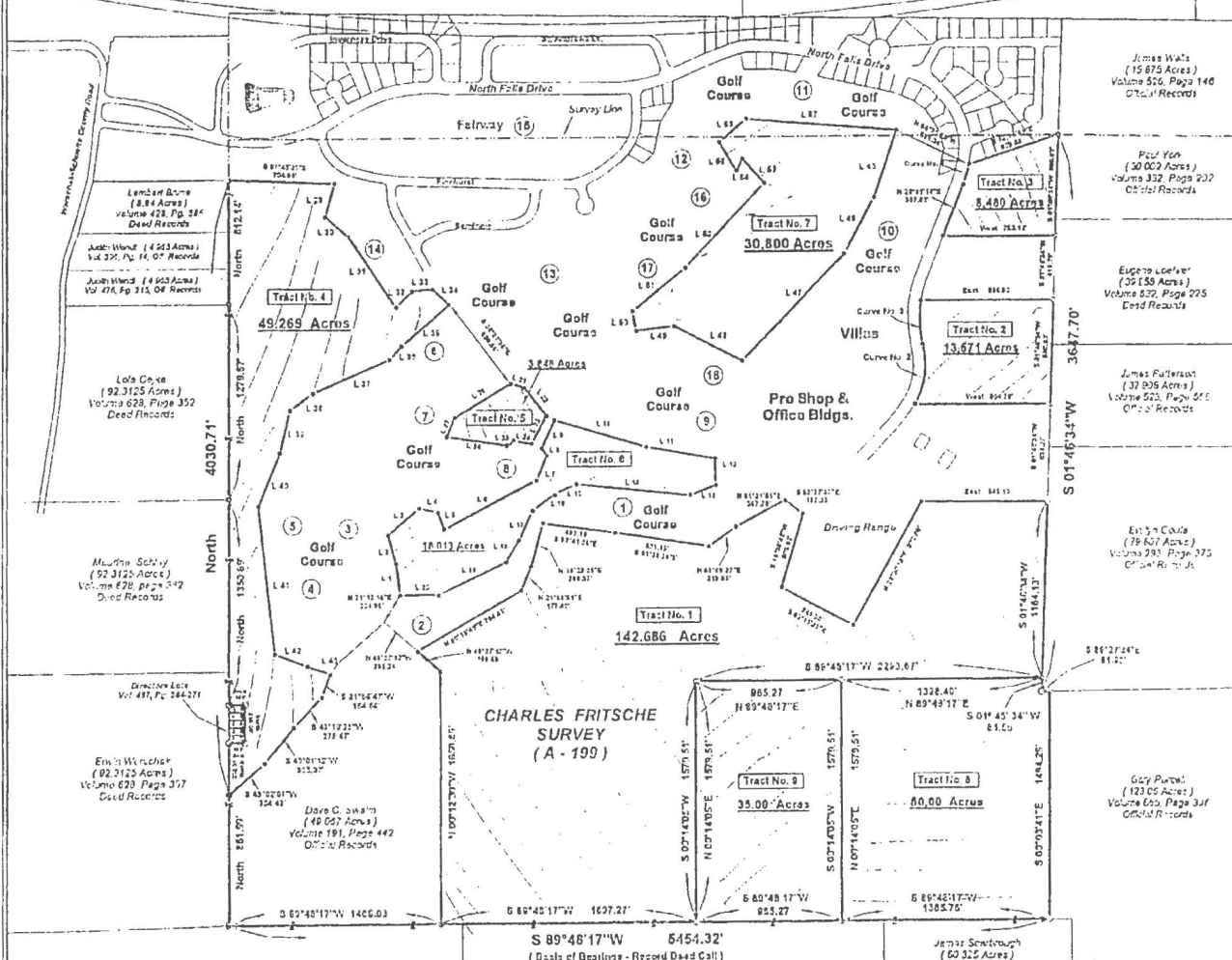
Point for corner

Point of Beginning

Scale 1" = 500'  
 September 3, 2009  
 Revised  
 October 22, 2009  
 Job Name:  
 Falls2.Zak

Survey Plat (114,829 Acres)  
 Volume 533, Page 139, Official Records

Survey Plat (100,000 Acres)  
 Volume 492, Page 613, Official Records



Thomas Chavira (91,039 Acres)  
 Volume 250, Page 755, Official Records

Murphy Westlake (50,000 Acres)  
 Volume 246, Page 722, Official Records

Curve	Delta Angle	Radius	Area	Chord	Grade Elevation
1	10° 00' 00"	64.00	132.44	21.18	N 03° 00' 00" E
2	45° 00' 00"	63.00	46.81	23.79	N 07° 00' 00" E
3	21° 45' 00"	78.00	215.40	29.19	N 02° 00' 00" E

- Notes
- (1) Subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
  - (2) This information not furnished and the surveyor has performed a limited abstract connection with subject property.
  - (3) Property description to accompany this plat

Survey Plat of various tracts of land situated in the Charles Fritschie Survey, Abstract No. 199, the Peter Piper Survey, Abstract No. 447, and the Robert Tobin Survey, Abstract No. 551, Colorado County, Texas and being the undeveloped areas within the "The Falls Development Tract" called to contain 776,353 acres according to a Deed dated July 1, 1981 from Carl Gully to Colorado Oaks Enterprises, Inc., recorded in Volume 432, Page 206, Colorado County Deed Records

**Rau Surveying**

1576 Hwy. 71  
 P.O. Box 692, Columbia, Texas 75904  
 Phone (979) 732-6404 Fax (979) 732-6403

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property contained herein

Darrell D. Rau, Registration No. 4174

**Boundary calls of Tract No. 4**

Line	Bearing	Distance
1	S 10° 00' 00" W	227.21
2	S 84° 00' 00" E	155.45
3	S 34° 00' 00" E	865.54
4	S 04° 00' 00" E	155.45
5	N 00° 00' 00" E	155.45
6	N 00° 00' 00" E	155.45
7	N 00° 00' 00" E	155.45
8	N 00° 00' 00" E	155.45
9	N 00° 00' 00" E	155.45
10	N 00° 00' 00" E	155.45
11	N 00° 00' 00" E	155.45
12	N 00° 00' 00" E	155.45
13	N 00° 00' 00" E	155.45
14	N 00° 00' 00" E	155.45
15	N 00° 00' 00" E	155.45
16	N 00° 00' 00" E	155.45
17	N 00° 00' 00" E	155.45
18	N 00° 00' 00" E	155.45
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20	N 00° 00' 00" E	155.45
21	N 00° 00' 00" E	155.45
22	N 00° 00' 00" E	155.45
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24	N 00° 00' 00" E	155.45
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37	N 00° 00' 00" E	155.45
38	N 00° 00' 00" E	155.45
39	N 00° 00' 00" E	155.45
40	N 00° 00' 00" E	155.45
41	N 00° 00' 00" E	155.45
42	N 00° 00' 00" E	155.45
43	N 00° 00' 00" E	155.45
44	N 00° 00' 00" E	155.45
45	N 00° 00' 00" E	155.45
46	N 00° 00' 00" E	155.45
47	N 00° 00' 00" E	155.45
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92	N 00° 00' 00" E	155.45
93	N 00° 00' 00" E	155.45
94	N 00° 00' 00" E	155.45
95	N 00° 00' 00" E	155.45
96	N 00° 00' 00" E	155.45
97	N 00° 00' 00" E	155.45
98	N 00° 00' 00" E	155.45
99	N 00° 00' 00" E	155.45
100	N 00° 00' 00" E	155.45

**Boundary calls of Tract No. 6**

Line	Bearing	Distance
1	N 00° 00' 00" E	255.45
2	N 00° 00' 00" E	199.23
3	N 00° 00' 00" E	392.46
4	N 00° 00' 00" E	199.23
5	N 00° 00' 00" E	199.23
6	N 00° 00' 00" E	199.23
7	N 00° 00' 00" E	199.23
8	N 00° 00' 00" E	199.23
9	N 00° 00' 00" E	199.23
10	N 00° 00' 00" E	199.23
11	N 00° 00' 00" E	199.23
12	N 00° 00' 00" E	199.23
13	N 00° 00' 00" E	199.23
14	N 00° 00' 00" E	199.23
15	N 00° 00' 00" E	199.23
16	N 00° 00' 00" E	199.23
17	N 00° 00' 00" E	199.23
18	N 00° 00' 00" E	199.23
19	N 00° 00' 00" E	199.23
20	N 00° 00' 00" E	199.23
21	N 00° 00' 00" E	199.23
22	N 00° 00' 00" E	199.23
23	N 00° 00' 00" E	199.23
24	N 00° 00' 00" E	199.23
25	N 00° 00' 00" E	199.23
26	N 00° 00' 00" E	199.23
27	N 00° 00' 00" E	199.23
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93	N 00° 00' 00" E	199.23
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96	N 00° 00' 00" E	199.23
97	N 00° 00' 00" E	199.23
98	N 00° 00' 00" E	199.23
99	N 00° 00' 00" E	199.23
100	N 00° 00' 00" E	199.23

Boundary calls of Tract No. 5		
Line	Bearing	Distance
21	S 74° 00' 00" E	80.10
22	S 77° 00' 00" E	20.84
23	S 27° 00' 00" W	20.84
24	N 00° 00' 00" W	114.54
25	S 87° 00' 00" W	80.10
26	N 00° 00' 00" W	114.54
27	N 20° 00' 00" E	114.54
28	N 00° 00' 00" E	114.54
29	N 00° 00' 00" E	114.54
30	N 00° 00' 00" E	114.54
31	N 00° 00' 00" E	114.54
32	N 00° 00' 00" E	114.54
33	N 00° 00' 00" E	114.54
34	N 00° 00' 00" E	114.54
35	N 00° 00' 00" E	114.54
36	N 00° 00' 00" E	114.54
37	N 00° 00' 00" E	114.54
38	N 00° 00' 00" E	114.54
39	N 00° 00' 00" E	114.54
40	N 00° 00' 00" E	114.54
41	N 00° 00' 00" E	114.54
42	N 00° 00' 00" E	114.54
43	N 00° 00' 00" E	114.54
44	N 00° 00' 00" E	114.54
45	N 00° 00' 00" E	114.54
46	N 00° 00' 00" E	114.54
47	N 00° 00' 00" E	114.54
48	N 00° 00' 00" E	114.54
49	N 00° 00' 00" E	114.54
50	N 00° 00' 00" E	114.54
51	N 00° 00' 00" E	114.54
52	N 00° 00' 00" E	114.54
53	N 00° 00' 00" E	114.54
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67	N 00° 00' 00" E	114.54
68	N 00° 00' 00" E	114.54
69	N 00° 00' 00" E	114.54
70	N 00° 00' 00" E	114.54
71	N 00° 00' 00" E	114.54
72	N 00° 00' 00" E	114.54
73	N 00° 00' 00" E	114.54
74	N 00° 00' 00" E	114.54
75	N 00° 00' 00" E	114.54
76	N 00° 00' 00" E	114.54
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80	N 00° 00' 00" E	114.54
81	N 00° 00' 00" E	114.54
82	N 00° 00' 00" E	114.54
83	N 00° 00' 00" E	114.54
84	N 00° 00' 00" E	114.54
85	N 00° 00' 00" E	114.54
86	N 00° 00' 00" E	114.54
87	N 00° 00' 00" E	114.54
88	N 00° 00' 00" E	114.54
89	N 00° 00' 00" E	114.54
90	N 00° 00' 00" E	114.54
91	N 00° 00' 00" E	114.54
92	N 00° 00' 00" E	114.54
93	N 00° 00' 00" E	114.54
94	N 00° 00' 00" E	114.54
95	N 00° 00' 00" E	114.54
96	N 00° 00' 00" E	114.54
97	N 00° 00' 00" E	114.54
98	N 00° 00' 00" E	114.54
99	N 00° 00' 00" E	114.54
100	N 00° 00' 00" E	114.54

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF  
SUBSTITUTE TRUSTEE'S FORECLOSURE SALE**

**Notice is hereby given of a public non-judicial foreclosure sale.**

**LIEN:**

File Date: July 25, 2025

Principal Amount: \$4,787.41

Debtor: BENNIE and TRACY ZACEK

Payee: Villas at the Falls Property Owner Association, Inc, defined in the Declaration and vested to enforce the lien in the same manner as a vendor's lien with power of sale

FILING: recorded in Volume 1100, Page 776 in the Official Records of Colorado County, Texas

FILED FOR RECORD  
COLORADO COUNTY, TEXAS  
2025 SEP -2 AM 10:23  
SUBSTITUTE TRUSTEE  
COUNTY CLERK

**DECLARATION:**

Declaration of Condominium for The Falls Golf Villas timeshare regime dated May 20, 2011, filed of record in the Official Records of Colorado County, Texas in Volume 671, Page 64 in the Official Records of Colorado County, Texas.

**LIEN HOLDER/SUBSTITUTE TRUSTEE:** Villas at the Falls Property Owner Association, Inc, Attention Regan Coy, Substitute Trustee, PO Box 27209 Houston, TX 77227

**DEBTOR:** BENNIE and TRACY ZACEK

**PROPERTY:**

A tenant-in-common undivided interest in Unit Week Number 22 and Unit Number 24 and common property located on the real property subject to the Declaration and more particularly described on Exhibit A, attached hereto.

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday October 7, 2025

**Time:** The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

**Place:** The sale will take place at the place designated by the Colorado County Commissioner's Court.

## NOTICE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THE NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE PAYEE.**

## TERMS OF SALE

Default has occurred in the payment of the Common Expenses and Maintenance Fees Assessments under the Declaration and in the performance of the obligations under the Declaration that secures the Lien. Because of this default, Payee, the property owners association under the Declaration and holder of the Lien under the Texas Property Code section 51.002 has requested that the Substitute Trustee sell the Property according to the terms of the Lien, Declaration and applicable law.

The Lien and Declaration encumbers real property. Formal notice is now given of Payee's election to proceed against and sell the real property described in the Lien and Declaration, consistent with the Payee's rights and remedies under the Lien and Declaration and Texas Business and Commerce Code section 9.604(a).

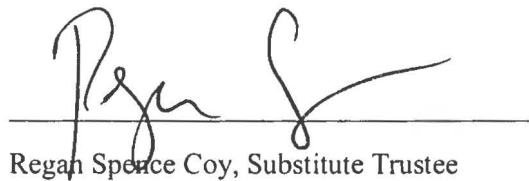
Therefore, notice is given that on the Date, Time and Place of Substitute Trustee's Sale of Property, or any other substitute trustee Payee may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Lien, Declaration and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Declaration and Lien and to any permitted exceptions to title described in the deed to the Property. **Substitute Trustee has not made and will not make any covenants, representation, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Lien and Declaration. Those desiring to purchase the property will need to demonstrate their ability to pay cash or acceptable certified funds on the day of the property is sold.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed to the undersigned.

Executed as of August 28, 2025

A handwritten signature in black ink, appearing to read 'Regan Spence Coy', is written over a horizontal line.

Regan Spence Coy, Substitute Trustee  
Villas at the Falls Property Owner Association, Inc  
1750 North Falls Drive  
New Ulm, Texas  
Legal@thefallstexas.com  
Phone: 979-500-6500

After Recording, please return original to:  
Villas at the Falls Property Owner Association, Inc.  
P.O. Box 27209  
Houston, TX 77227

# EXHIBIT A

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**GENERAL WARRANTY DEED**

This General Warranty Deed is executed on this 25 day of April, 2013 by  
**THE FALLS JOINT VENTURE-V2, LLC**  
a Texas limited liability company,  
the principal place of business of which is  
1750 North Falls Drive, New Ulm, Colorado County, TX 78950  
who shall be referred to hereinafter as "Grantor"

FILED FOR RECORD  
COLORADO COUNTY, TX  
2013 APR 30 AM 11:38  
DARLENE HAYEK  
COLORADO CO. CLERK  
N-D  
1867

and is delivered by Grantor to and in favor of the following identified party, and their respective heirs, successors and assigns forever, who shall be referred to herein as "Grantee":

Bennie & Tracy Zacek  
1702 Pinnacle Dr.  
Kingwood, TX 77339-2959

For and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, has granted, bargained, sold, aligned, conveyed, and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey, and confirm unto the Grantee and unto the heirs, successors and assigns, as applicable, of Grantee forever, the following described real property located in Colorado County, Texas:

Unit Week Number(s) 22 Unit Number(s) Grand Villa 24 within THE FALLS GOLF VILLAS, together with interest in and to the common elements and areas as delineated on, and as described in the Declaration of Condominium for Villas at the Falls, as amended, recorded in Volume 671, Page 641 on May 24, 2011 in the office of the recorder in and for Colorado County, Texas ("Declaration").

TO HAVE AND TO HOLD THE SAME, along with all appurtenances related thereto, forever and in fee simple but subject to the usage limitations as contained in the Declaration, all restrictions imposed by the Villas at the Falls Property Owners Association, Inc., all other restrictions reserved unto the Grantor, all other easements and restrictions of every nature of record, and state and county ad valorem and other taxes, if any.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property, subject to those encumbrances and limitations as set forth herein, unto the

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Grantee against the claims of all persons whomsoever. Grantor additionally covenants and agrees to execute any and all other documents that might be reasonably required in order to effectuate the goals and intentions of this warranty deed.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed to Grantee as of the date first referenced above.

THE FALLS JOINT VENTURE-V2, LLC

By: C. Manning  
Printed name: CLAUDE MANNING  
Title: PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS )  
 ) ss.  
COUNTY OF COLORADO )

On this day before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within-named Claude Manning to me personally well known, who stated that he / she was the President of The Falls Joint Venture V2, LLC., a Texas limited liability company, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purpose therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 25<sup>th</sup> day of April, 2012

Notary Public  
My Commission Expires: 9/1/15



Jamie Yearwood

STATE OF TEXAS      COUNTY OF COLORADO  
I hereby certify that this instrument was FILED on the  
date and time stamped hereon by me; and was duly  
RECORDED to the Volume and Page of the OFFICIAL  
RECORDS of Colorado County, Texas and stamped  
hereon by me, on

APR 30 2013



Rosemary Hoyer  
COUNTY CLERK, COLORADO COUNTY, TEXAS

725 PAGE 1 OF 4

## Exhibit "A"

### Subject Property

#### Villa Tract 17-18:

BEING a tract or parcel containing 0.095 acres of land situated in the Charles Fritzsche Survey, Abstract No. 199, Colorado County, Texas, and being called Villa Tract 17-18 in a division of The Falls Villa Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture VI, LLC, recorded in Volume 613, Page 146, Colorado County Official Records. Said Villa Tract 17-18 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plot of The Falls Subdivision as recorded in Plat Cabinet Sides B3 & B6, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 28° 21' 12" W a distance of 851.15 feet to a 1/2" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.29 feet to a 1/2" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE across the original 8.717 acre tract, N 81° 18' 21" E a distance 310.99 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 17° 19' 44" E a distance of 79.50 feet to a 1/4" iron rod set for the North corner;

THENCE S 72° 40' 16" E a distance of 52.50 feet to a 1/4" iron rod set for the East corner;

THENCE S 17° 19' 41" W a distance of 79.50 feet to a 1/4" iron rod set for the South corner;

THENCE N 72° 40' 16" W a distance of 52.50 feet to the POINT OF BEGINNING, containing 0.095 acres of land.

#### Villa Tract 19-20

BEING a tract or parcel containing 0.091 acres of land situated in the Charles Fritzsche Survey, Abstract No. 199, Colorado County, Texas, and being called Villa Tract 19-20 in a division of The Falls Villa Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture VI, LLC, recorded in Volume 613, Page 146, Colorado County Official Records. Said Villa Tract 19-20 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plot of The Falls Subdivision as recorded in Plat Cabinet Sides B3 & B6, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 21° 28' 12" W a distance of 851.15 feet to a 1/2" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.29 feet to a 1/2" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE across the original 8.717 acre tract, S 74° 36' 05" E a distance 246.71 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 47° 31' 00" E a distance of 52.50 feet to a 1/4" iron rod set for the North corner;

THENCE S 42° 29' 00" E a distance of 75.70 feet to a 1/4" iron rod set for the East corner;

THENCE S 47° 31' 00" W a distance of 52.50 feet to a 1/4" iron rod set for the South corner;

THENCE N 42° 29' 00" W a distance of 75.70 feet to the POINT OF BEGINNING, containing 0.091 acres of land.

Villa Tract 21-22:

BEING a tract or parcel containing 0.106 acres of land situated in the Charles Fritzsche Survey, Abstract No. 199, Colorado County, Texas, and being called Villa Tract 21-22 in a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, L.L.C., recorded in Volume 635, Page 140, Colorado County Official Records. Said Villa Tract 21-22 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plot of The Falls Subdivision as recorded in Plat Cabinet Shides 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract S 21° 21' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.25 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE along the South line of said 8.717 acre tract, S 66° 13' 38" E a distance 98.97 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE N 32° 13' 43" E a distance of 54.97 feet to a 1/4" iron rod set for the North corner;

THENCE S 61° 30' 16" E a distance of 77.69 feet to a 1/4" iron rod set for the East corner;

THENCE S 21° 29' 41" W a distance of 57.50 feet to a 1/4" iron rod set on the South line of said 8.717 acre tract for the South corner;

THENCE along the South line of said 8.717 acre tract, N 66° 13' 38" W a distance of 88.00 feet to the POINT OF BEGINNING, containing 0.106 acres of land.

Villa Tract 23-24:

BEING a tract or parcel containing 0.127 acres of land situated in the Charles Fritzsche Survey, Abstract No. 199, Colorado County, Texas, and being called Villa Tract 23-24 in a division of The Falls Villas Tracts within a 8.717 acre tract which is described in Deed dated February 11, 2010, from The Texas Falls Corporation to The Falls Joint Venture-VI, L.L.C., recorded in Volume 635, Page 140, Colorado County Official Records. Said Villa Tract 23-24 being described more particularly by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of the original 8.717 acre tract and being the Southwest corner of Lot 4 in Block 9 of Section One of the Re-Plot of The Falls Subdivision as recorded in Plat Cabinet Shides 85 & 86, Colorado County Plat Records;

THENCE along the Westerly line of said 8.717 acre tract, S 28° 28' 12" W a distance of 851.15 feet to a 1/4" iron rod found for an angle point of said 8.717 acre tract;

THENCE continuing along the Westerly line of said 8.717 acre tract, S 51° 19' 40" W a distance of 520.25 feet to a 1/4" iron rod found for the Southwest corner of said 8.717 acre tract;

THENCE along the South line of said 8.717 acre tract, S 66° 13' 38" E a distance 16.00 feet to a 1/4" iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

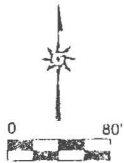
THENCE N 51° 19' 40" E a distance of 94.00 feet to a 1/4" iron rod set for the North corner;

THENCE S 62° 42' 37" E a distance of 51.50 feet to a 1/4" iron rod set for the East corner;

THENCE S 32° 13' 43" W a distance of 61.07 feet to a 1/4" iron rod set on the South line of said 8.717 acre tract for the South corner;

THENCE along the South line of said 8.717 acre tract, N 66° 13' 38" W a distance of 82.97 feet to the POINT OF BEGINNING, containing 0.127 acres of land.

# **COLORADO COUNTY, TEXAS** **CHARLES FRITSCH SURVEY (A-199)** **THE FALLS SUBDIVISION**



Date: April 22, 2010  
 Filename: falls.indi tract.dwg

**Villa Tract 23-24 (0.127 acres)**

L1	N51°19'40"E	94.00'
L2	S62°42'57"W	51.50'
L3	S32°13'43"W	81.07'
L4	N66°13'38"W	82.97'

**Villa Tract 31-32 (0.093 acres)**

L22	N50°35'43"E	59.50'
L23	N89°36'00"E	21.00'
L24	S39°24'17"E	31.80'
L25	S26°30'47"W	31.10'
L26	S50°35'43"W	47.43'
L27	N45°38'22"W	68.15'

**Villa Tract 25-26 (0.143 acres)**

L5	N51°19'40"E	84.93'
L6	S79°09'50"E	58.69'
L7	S10°57'24"W	60.13'
L8	S84°20'40"W	67.08'
L9	N62°42'57"W	51.50'

**Villa Tract 38-39 (0.087 acres)**

L28	N45°38'22"W	68.15'
L29	N26°30'47"E	31.10'
L30	N72°18'00"E	26.00'
L31	S45°38'22"E	65.50'
L32	S44°21'38"W	52.57'

**Villa Tract 21-22 (0.106 acres)**

L10	N32°13'43"E	54.97'
L11	S68°30'16"E	77.69'
L12	S21°29'44"W	57.50'
L13	N66°13'38"W	88.00'

**Villa Tract 9-10 (0.091 acres)**

L33	N60°12'43"W	52.50'
L34	N29°47'17"E	75.70'
L35	S60°12'43"E	52.50'
L36	S29°47'17"W	75.70'

**Villa Tract 19-20 (0.091 acres)**

L14	N47°31'00"E	52.50'
L15	S42°29'00"E	75.70'
L16	S47°31'00"W	52.50'
L17	N42°29'00"W	75.70'

**Villa Tract 13-14 (0.091 acres)**

L37	N71°27'30"W	75.70'
L38	N18°32'30"E	52.50'
L39	S71°27'30"E	75.70'
L40	S18°32'30"W	52.50'

**Villa Tract 17-18 (0.095 acres)**

L18	N17°19'44"E	79.50'
L19	S72°40'16"E	52.50'
L20	S17°19'44"W	79.50'
L21	N72°40'16"W	52.50'

**Villa Tract 1 (0.022 acres)**

L41	S66°13'38"E	82.97'
L42	S23°46'22"W	12.00'
L43	N66°13'38"W	82.97'
L44	N23°46'22"E	12.00'

Southwest corner of Lot 4 in Block 9 of the Falls Subdivision Replat Section One, State No. 88 & 86, Plat Records

**Resort Tract 1**  
**4.005 Acres**

**Resort Tract 2**  
**4.701 Acres**

**Beginning Reference Points for Villa Tracts**

Commence	Begin	Bearing	Distance
Point A	South corner of Villa Tract 31-32	S 66° 13' 38" E	82.97'
Point B	South corner of Villa Tract 17-18	S 72° 40' 16" E	52.50'
Point C	South corner of Villa Tract 19-20	S 42° 29' 00" E	75.70'
Point D	South corner of Villa Tract 21-22	S 68° 30' 16" E	77.69'
Point E	South corner of Villa Tract 23-24	S 62° 42' 57" W	51.50'
Point F	South corner of Villa Tract 25-26	S 79° 09' 50" E	58.69'
Point G	South corner of Villa Tract 27-28	S 84° 20' 40" W	67.08'
Point H	South corner of Villa Tract 29-30	S 89° 36' 00" E	21.00'
Point I	South corner of Villa Tract 31-32	S 50° 35' 43" W	47.43'
Point J	South corner of Villa Tract 33-34	S 29° 47' 17" W	75.70'
Point K	South corner of Villa Tract 35-36	S 18° 32' 30" W	52.50'
Point L	South corner of Villa Tract 37-38	S 71° 27' 30" W	75.70'
Point M	South corner of Villa Tract 39-40	S 44° 21' 38" W	52.57'

**Curve Table**

CURVE	BEARING	HORIZ. DIST.	RADIUS	ARC	DELTA
C1	S18°09'43"W	76.40'	610.60'	70.45'	75°51'51"
C2	S10°49'52"W	328.14'	610.09'	330.26'	22°51'31"
C3	S6°54'51"E	189.85'	640.00'	190.00'	12°57'41"
C4	S1°42'40"W	251.50'	480.00'	251.88'	3°28'28"

**Survey Notes**

- (1) This is a plat of land situated in the Charles Fritsch Survey, Abstract No. 199, Colorado County, Texas, and being that one land described as 8.717 acres in Deed dated February 11, 2010, from The Texas Falls Corporation, to The Falls Joint Venture-VI, LLC recorded in Volume 635, Page 840, Colorado County Official Records.
- (2) Property is subject to the right of the public, including, but not limited to, the highway, street or alley.
- (3) Property is subject to the right of the public, including, but not limited to, the highway, street or alley.

**Rau Surveying**

1210 Hwy 101, P.O. Box 444, Pampa, Texas 79796  
 Tel: 806/732-2864 Fax: 806/732-2864

Survey of the above land for the purpose of the above plat was made on or about the date of the above plat and the survey was completed on the date of the above plat.

Deed to be recorded in Volume 635, Page 840



Survey Plat showing the division of a 8.706-acre tract of land situated in the Charles Fritsch Survey, Abstract No. 199, Colorado County, Texas, and being that one land described as 8.717 acres in Deed dated February 11, 2010, from The Texas Falls Corporation, to The Falls Joint Venture-VI, LLC recorded in Volume 635, Page 840, Colorado County Official Records.

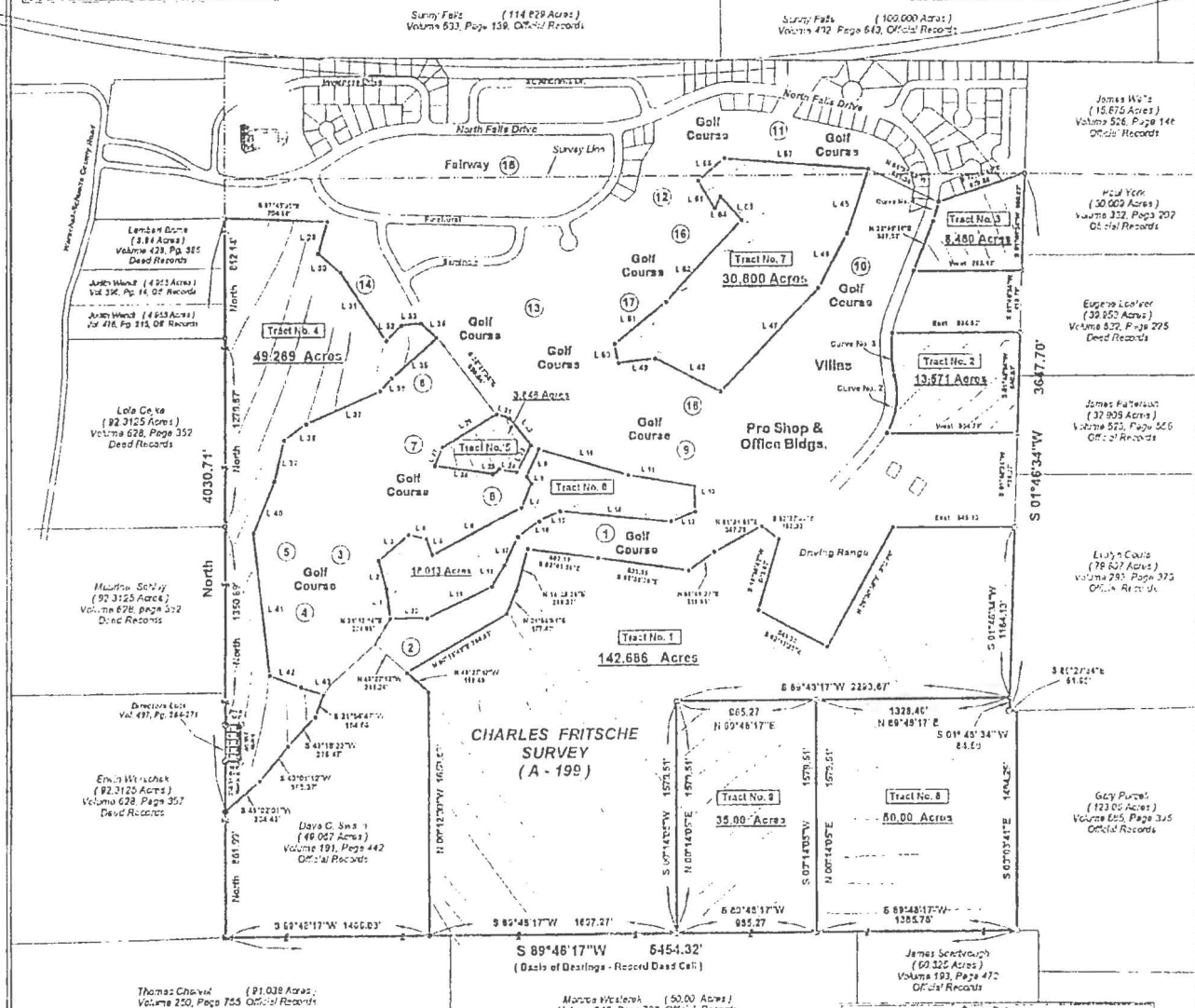
Survey Plat of a 0.022-acre tract of land situated in the Charles Fritsch Survey, Abstract No. 199, Colorado County, Texas, and a portion of that land described in Deed November 18, 2009, from The Texas Falls Corporation, to The Falls Joint Venture-R, LLC, recorded in Volume 636, Page 636, Colorado County Official Records.

**COLORADO COUNTY, TEXAS**  
**CHARLES FRITSCH SURVEY (A - 199)**  
**ROBERT TOBIN SURVEY (A - 551)**  
**PETER PIPER SURVEY (A - 447)**

**LEGEND**

1/4" Iron Rod set with plastic cap stamped "Rau 4173"  
 1" Pipe found  
 3" x 3" Concrete Marker found  
 5/8" Iron Rod found  
 1/4" Iron Rod found  
 Point for corner  
 P.O.B. Point of Beginning

Scale 1" = 500'  
 September 3, 2009  
 Revised  
 October 22, 2009  
 Job Name:  
 Falls 2 Zak



Thomas Chavira (91,038 Acres)  
 Volume 250, Page 755 Official Records

Monica Wiskosh (50,000 Acres)  
 Volume 249, Page 722, Official Records

Curve	Delta Angle	Radius	Area	Chord	Chord Bearing
1	12° 27' 33"	603.00	123.43	131.18	N 10° 10' 27" E
2	41° 37' 37"	612.00	451.61	254.73	N 87° 31' 37" E
3	21° 54' 31"	765.00	252.40	281.67	N 62° 07' 18" E

- Notes
- (1) Subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
  - (2) The information not furnished and the surveyor has performed a limited abstract in connection with subject property.
  - (3) Property description to accompany the plat.

Survey Plat of various tracts of land situated in the Charles Fritsch Survey, Abstract No. 199, the Peter Piper Survey, Abstract No. 447, and the Robert Tobin Survey, Abstract No. 551, Colorado County, Texas and being the undeveloped areas within the "The Falls Development Tract" called to contain 776,353 acres according to a Deed dated July 1, 1981 from Carl Gully to Colorado Oaks Enterprises, Inc., recorded in Volume 432, Page 286, Colorado County Deed Records.

**Rau Surveying**

1270 Hwy. 71  
 P.O. Box 532 Columbia, Texas 78534  
 Phone: (979) 732-3404 Fax: (979) 722-6453

I, Daniel D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described herein.

Daniel D. Rau, Registration No. 4173

**Boundary calls of Tract No. 4**

Line	Bearing	Distance
1	N 16° 42' 17" W	227.27
2	S 69° 22' 42" E	183.42
3	S 34° 11' 22" E	865.54
4	N 64° 07' 18" E	161.67
5	N 18° 04' 07" E	130.79
6	N 22° 01' 10" E	102.39
7	S 42° 33' 34" W	419.72
8	S 41° 37' 37" W	112.42
9	S 89° 53' 48" W	862.78
10	S 34° 22' 23" W	187.21
11	S 12° 48' 48" W	267.70
12	S 22° 32' 08" W	231.84
13	S 54° 42' 01" E	874.62
14	S 89° 18' 43" E	227.27
15	S 72° 31' 31" E	170.42

**Boundary calls of Tract No. 6**

Line	Bearing	Distance
1	N 87° 31' 37" E	244.62
2	N 18° 48' 07" E	199.21
3	N 69° 22' 42" E	372.62
4	S 79° 12' 42" E	125.98
5	S 12° 27' 33" E	111.23
6	S 34° 11' 22" E	815.82
7	N 64° 07' 18" E	161.67
8	N 18° 04' 07" E	82.22
9	S 42° 33' 34" W	419.72
10	S 41° 37' 37" W	112.42
11	S 89° 53' 48" W	862.78
12	S 34° 22' 23" W	187.21
13	S 12° 48' 48" W	267.70
14	S 22° 32' 08" W	231.84
15	S 54° 42' 01" E	874.62
16	S 89° 18' 43" E	227.27
17	S 72° 31' 31" E	170.42
18	S 34° 47' 18" W	454.72
19	S 17° 47' 07" W	242.27

**Boundary calls of Tract No. 5**

Line	Bearing	Distance
1	S 74° 02' 31" E	80.00
2	S 27° 22' 42" E	123.43
3	S 21° 11' 27" W	267.84
4	N 69° 22' 42" E	112.42
5	S 83° 53' 03" W	62.41
6	N 81° 44' 10" W	413.18
7	N 27° 31' 48" E	112.42
8	N 84° 06' 08" E	418.02

**Boundary calls of Tract No. 7**

Line	Bearing	Distance
1	S 19° 19' 21" W	482.22
2	S 17° 20' 31" W	413.18
3	S 44° 19' 21" W	482.22
4	S 83° 25' 37" W	504.81
5	S 83° 42' 37" W	357.84
6	S 17° 20' 31" W	123.43
7	S 41° 37' 37" E	462.19
8	S 41° 37' 37" E	714.39
9	S 41° 37' 37" E	213.31
10	S 22° 32' 08" W	231.84
11	S 41° 37' 37" E	224.41
12	S 41° 37' 37" E	231.84
13	S 17° 20' 31" E	413.18