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May 30, 2025

Mr. Douglas Moreland
Estes Pointe Development, LLC
502 Sailhouse Way
Rockport, TX 78382

RE: Additional Services Agreement for Existing LBV Entry Upgrade Additional Documentation required per HOA located in Rockport, Texas

Dear Mr. Moreland,

We are very pleased to submit this Additional Services Agreement for your resort project in Rockport, Texas. This Additional Services Agreement confirms that **DTJ DESIGN, Inc. (DTJ)** is authorized to proceed with the services outlined below for **Estes Point Development, LLC (Client)**. These Services are in addition to those being provided in our Basic Services Agreement with you dated **September 25, 2023**. All other conditions of that Basic Services Agreement also apply to this Additional Services Agreement.

TASK 8: Additional Documentation per La Buena Vista HOA

As part of the La Buena Vista HOA approval process, DTJ produced multiple version of the design including rendered graphics in order to gain consensus with the HOA. These services were in addition to those anticipated in the original Tasks 6 and 7.

III. PROJECT SCHEDULE/COMPENSATION AND PAYMENT FOR SERVICES

COMPENSATION
Regarding the services to be provided under this Agreement, DTJ will execute Task 8 Services for a **Fixed Fee of $5,000,** excluding expense. You will be billed for these services monthly, based upon percentage of completion.

Additionally, DTJ and its consultants, if any, shall be reimbursed for expenses incurred in the interest of the Project. Those prices listed in DTJ's *Standard Terms of Agreement* shall apply to those reimbursable items produced in-house. Other expenses associated with procuring and/or producing needed item(s) or service(s) will be billed at no less than cost, and at no more than cost-plus-fifteen percent (15%). Such expenses will include but are not limited to printing, visual documentation of project graphics, postage, delivery, and mileage. Any airfare or travel expenses related to the Project will be billed at 1.05 times cost.

This Agreement is for your consideration for 30 days from the date of its offering but shall be considered withdrawn if not accepted within that period.

The Client or Client's authorized agent executing this Agreement warrants he/she has read and understands its provisions and that he/she is authorized to bind the parties for which he/she signs.

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Estes Pointe Development, LLC
Marea Professional Landscape Architecture Services
May 30, 2025

DTJ's *Standard Terms of Agreement* is incorporated as part of this Agreement.

Sincerely,

DTJ DESIGN, Inc.

05/30/2025

Dave Ignatew Date
Partner + Owner

Accepted by:

Estes Pointe Development, LLC

DocuSigned by:
Dr. Michael Mintz 5/30/2025
70C465379E26410...

Date

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