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AFTER RECORDING RETURN TO:
PHILLIP SCHMANDT
MCGINNIS LOCHRIDGE
600 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701

VERAMENDI
NOTICE OF APPLICABILITY
[RESIDENTIAL]
[PRECINCT 13 UNIT 4]

(A Master Planned Community in Comal County, Texas)

Declarant: Veramendi Development Company, LLC, a Texas limited liability company

Cross reference Veramendi Master Covenant [Residential], recorded as Document No. 201806003832, Official Public Records of Comal County, Texas.

VERAMENDI
NOTICE OF APPLICABILITY
[RESIDENTIAL]
[PRECINCT 13 UNIT 4]

This Notice of Applicability of Veramendi Master Covenant [Residential] [Precinct 13 Unit 4] is made and executed by Veramendi Development Company, LLC, a Texas limited liability company (“**Declarant**”) and is as follows:

1. **Applicability of Master Covenant.** This Notice of Applicability is filed with respect to that certain 15.577 acre tract of land, more or less, located in Comal County, Texas, as more particularly described on Exhibit “A” attached hereto and incorporated herein, which land will be platted as VERAMENDI PRECINCT 13 UNIT 4, a subdivision in Comal County, Texas (the “**Development Area**”). Pursuant to that certain Veramendi Master Covenant [Residential], recorded as Document No. 201806003832, Official Public Records of Comal County, Texas (the “**Master Covenant**”), Declarant served notice that portions of the property described on Exhibit “A” to the Master Covenant (the “**Property**”), upon the filing of appropriate Notices of Applicability from time to time, may be made a part of the Development and thereby fully subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Master Covenant.

2. **Property Incorporated Into Development.** The provisions of the Master Covenant shall apply to the Development Area. The Development Area is hereby included within and made a part of the Development, and is hereby subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Master Covenant.

3. **Designation of Neighborhood.** Pursuant to *Section 3.02* of the Master Covenant, Declarant hereby assigns the Development Area to Neighborhood 1, subject to all terms and provisions of the Master Covenant which relate to Neighborhoods so designated within the Property.

4. **Miscellaneous.** This notice constitutes a Notice of Applicability under *Section 10.05* of the Master Covenant. Any capitalized terms used and not otherwise defined in this notice shall have the meanings set forth in the Master Covenant.

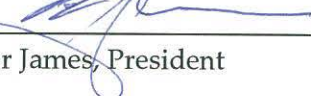
[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 31st day of October, 2019.

DECLARANT:

Veramendi Development Company, LLC
a Texas limited liability company

By: ASA Properties, LLC,
A Texas limited liability company,
its Sole Manager

By: 
Peter James, President

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on this 31st day of October, 2019, Peter James, President of ASA Properties, LLC, a Texas limited liability company, the Sole Manager of Veramendi Development Company, LLC, a Texas limited liability company on behalf of said limited liability companies.




Notary Public, State of Texas

CONSENT OF LANDOWNER

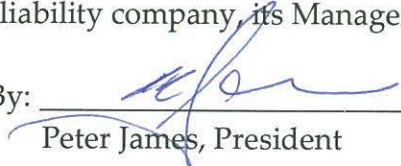
The undersigned being the fee title owner of the Property, executes this instrument for the purpose of evidencing its consent to the terms and provisions hereof. The undersigned further expressly acknowledges and agrees that : (i) all of the Property shall be held, sold, conveyed, and occupied subject to the covenants, conditions and restrictions set forth in this instrument and the Master Covenant, which shall run with the Property and shall be binding upon all parties having right title, or interest in or to the benefit of each owner thereof; and (ii) each contract or deed which may hereafter be executed with regard to the Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, conditions and restrictions set forth in this instrument, regardless of whether or not the same are set out in full or by references in said contract or deed.

LANDOWNER:

Veramendi PE – Brisbane, LLC
a Texas limited liability company

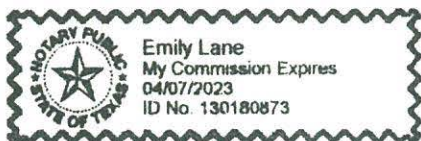
By: Veramendi Development Company, LLC
a Texas limited liability company


By: ASA Properties, LLC a Texas limited
liability company, its Manager

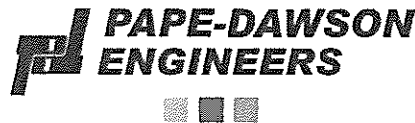
By: 
Peter James, President

THE STATE OF §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 31st day of October, 2019 by Peter James, President of ASA Properties, LLC, a Texas limited liability company, the Manager of Veramendi Development Company, LLC, a Texas limited liability company, the Manager of Veramendi PE – Brisbane, LLC, a Texas limited liability company, on behalf of said limited liability companies.




Notary Public, State of Texas



METES AND BOUNDS DESCRIPTION
FOR

A 15.577 acre, or 678,526 square feet more or less, tract of land out of that 255.715 acre tract described in deed to Veramendi PE Brisbane, LLC recorded in Document No. 201706013192 of the Official Public Records of Comal County, Texas, out of the Juan Martin De Veramendi Survey No. 2, Abstract 3, in Comal County, Texas. Said 15.577 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found ½" iron rod with yellow cap stamped "Pape-Dawson", the northwest corner of a 26.949 acre tract of land described in Document No. 201806006661 of said Official Public Records, on the south corner of Oak Run Parkway, an 82 foot public right-of-way, dedicated in Veramendi 1-1 subdivision, recorded in Document No. 201806001685 of the Map and Plat Records of Comal County, Texas;

THENCE: With the north line of said 26.949 acre tract, and the southeast right-of-way line of said Oak Run Parkway, the following bearings and distances:

N 50°33'53" E, a distance of 6.17 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

Northeasterly, along a tangent curve to the right, said curve having a radius of 659.00 feet, a central angle of 01°52'30", a chord bearing and distance of N 51°30'08" E, 21.56 feet, for an arc length of 21.57 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

N 52°26'23" E, a distance of 651.21 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

Northeasterly, along a tangent curve to the right, said curve having a radius of 559.00 feet, a central angle of 33°03'37", a chord bearing and distance of N 68°58'11" E, 318.09 feet, for an arc length of 248.47 feet, passing the south corner of said Oak Run Parkway, and continuing for a total arc length of 322.55 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: Continuing with the north line of said 26.949 acre tract, the following bearings and distances:

N 85°30'00" E, a distance of 20.00 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

N 86°38'45" E, a distance of 100.02 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

N 85°30'00" E, a distance of 80.00 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

Southeasterly, along a tangent curve to the right, said curve having a radius of 557.00 feet, a central angle of 21°00'00", a chord bearing and distance of S 84°00'00" E, 203.01 feet, for an arc length of 204.15 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

S 73°30'00" E, a distance of 240.07 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson" at the most easterly corner of said 26.949 acre tract, for the POINT OF BEGINNING of the herein described tract;

THENCE: Over and across said 255.715 acre tract the following bearings and distances:

S 73°30'00" E, a distance of 725.52 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson"

S 60°00'15" E, a distance of 51.42 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson"

S 73°30'00" E, a distance of 119.67 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 16°29'54" E, a radius of 1355.00 feet, a central angle of 05°35'43", a chord bearing and distance of S 76°17'58" E, 132.27 feet, for an arc length of 132.32 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 36°35'31" E, a distance of 72.46 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson"

S 06°58'12" W, a distance of 489.18 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the left, said curve having a radius of 1043.00 feet, a central angle of 02°13'12", a chord bearing and distance of S 05°51'37" W, 40.41 feet, for an arc length of 40.41 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the east corner of a 21.506 acre tract of land described in Document No. 2018060114657 of said Official Public Records;

THENCE: With the north line of said 21.506 acre tract, the following bearings and distances:

S 86°32'13" W, a distance of 161.39 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 81°26'49" W, a distance of 112.47 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 75°58'12" W, a distance of 91.35 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 63°03'41" W, a distance of 71.83 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the north line of said 21.506 acre tract, over and across said 255.715 acre tract the following bearings and distances:

N 37°33'37" W, a distance of 182.35 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 52°26'23" E, a distance of 9.64 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northeasterly, along a tangent curve to the left, said curve having a radius of 99.00 feet, a central angle of 54°00'00", a chord bearing and distance of N 25°26'23" E, 89.89 feet, for an arc length of 93.31 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 01°33'37" W, a distance of 42.97 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northwesterly, along a tangent curve to the left, said curve having a radius of 25.00 feet, a central angle of 71°56'23", a chord bearing and distance of N 37°31'49" W, 29.37 feet, for an arc length of 31.39 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 73°30'00" W, a distance of 109.45 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 22°48'42" W, a distance of 69.76 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 63°49'07" W, a distance of 174.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 63°49'07" W, a radius of 224.00 feet, a central angle of 03°44'31", a chord bearing and distance of N 24°18'38" E, 14.63 feet, for an arc length of 14.63 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 54°53'50" W, a distance of 139.33 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 32°26'23" W, a distance of 153.97 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 50°38'30" W, a radius of 326.00 feet, a central angle of 30°32'39", a chord bearing and distance of N 54°37'49" W, 171.74 feet, for an arc length of 173.79 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", on the southeast line of said 26.949 acre tract;

THENCE: With the southeast line of said 26.949 acre tract, the following bearings and distances:

Northwesterly, along a reverse curve to the right, said curve having a radius of 15.00 feet, a central angle of 86°24'09", a chord bearing and distance of N 26°42'04" W, 20.54 feet, for an arc length of 22.62 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 16°30'00" E, a distance of 201.55 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 37°26'38", a chord bearing and distance of N 35°13'19" E, 9.63 feet, for an arc length of 9.80 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a reverse curve to the left, said curve having a radius of 50.00 feet, a central angle of 37°26'38", a chord bearing and distance of N 35°13'19" E, 32.10 feet, for an arc length of 32.68 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 16°30'00" E, a distance of 325.61 feet to the POINT OF BEGINNING, and containing 15.577 acres in Comal County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9186-18 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 21, 2018
JOB NO.: 9186-18
DOC. ID.: N:\Survey18\18-9100\9186-18\Word\9186-18 FN-15.577 AC.docx

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
10/31/2019 04:34:21 PM
JESSICA 8 Page(s)
201906039416



Bobbie Koepf



G.E. Buchanan
08/21/2018