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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 6]**

*(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 6]**

This Notice of Applicability of Veramendi Master Covenant [Residential] [Precinct 13 Unit 6] 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 14.378 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 6, 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.

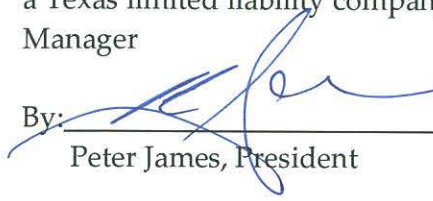
[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 30<sup>th</sup> day of September, 2020.

**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 29<sup>th</sup> day of September, 2020, 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 TEXAS     §  
   §  
COUNTY OF COMAL     §

This instrument was acknowledged before me on this 29<sup>th</sup> day of September, 2020 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 such limited liability companies.



\_\_\_\_\_  
Notary Public, State of Texas

Exhibit A

Property Description

**ADDED TO EFFECT  
SCANNING PER COMAL  
COUNTY CLERK**



## METES AND BOUNDS DESCRIPTION

### FOR

A 14.378 acre, or 626,300 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 14.378 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 a cap marked "Pape Dawson" at the east corner of Lot 905, Block 19 of the Veramendi Precinct 13, Unit 2 recorded in Document No. 201806043759 of the Map and Plat Records of Comal County, Texas, and the south corner of Rosemellow St., a 52-foot right-of-way, dedicated in said Veramendi Precinct 13, Unit 2;

THENCE: N 52°26'23" E, along and with the southeast line of said Rosemellow St., a distance of 52.00 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: N 37°33'37" W, along and with the northeast right-of-way line of said Rosemellow St., a distance of 34.98 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson" at the south corner of a Variable Width Drainage Easement, recorded in Document No. 201806006663 of the said Official Public Records, for the POINT OF BEGINNING;

THENCE: N 37°33'37" W, continuing with the northeast right-of-way line of said Rosemellow St., a distance of 184.00 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the south end of the curve at the intersection of said northeast right-of-way line of said Rosemellow St. and the southeast right-of-way line of Indigobush Dr., a 52-foot right-of-way dedicated in said Veramendi Precinct 13, Unit 2 and in Veramendi Precinct 13, Unit 1 recorded in Document No. 201806043758 of said Map and Plat Records;

THENCE: Northeasterly, with said curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 07°26'23" E, 21.21 feet, for an arc length of 23.56 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the north end of said curve on the southeast right-of-way line of said Indigobush Dr.;

THENCE: Along and with the southeast right-of-way line of said Indigobush Dr., the following bearings and distances;

N 52°26'23" E, a distance of 501.45 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

Northeasterly, along a tangent curve to the left, said curve having a radius of 326.00 feet, a central angle of 35°56'23", a chord bearing and distance of N 34°28'11" E, 201.15 feet, for an arc length of 204.49 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 16°30'00" E, a distance of 15.98 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 94°44'20", a chord bearing and distance of N 63°52'10" E, 22.07 feet, for an arc length of 24.80 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 14°06'45" E, a distance of 52.34 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson" on the southwest line of Veramendi Precinct 13, Unit 4 recorded in Document No. 201906039795 of said Map and Plat Records;

THENCE: Along and with the southwest line of said Veramendi Precinct 13, Unit 4, the following bearings and distances:

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 326.00 feet, a central angle of 30°32'39", a chord bearing and distance of S 54°37'49" E, 171.74 feet, for an arc length of 173.79 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 32°26'23" E, a distance of 153.97 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 54°53'50" E, a distance of 139.33 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 224.00 feet, a central angle of 03°44'31", a chord bearing and distance of S 24°18'38" W, 14.63 feet, for an arc length of 14.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 63°49'07" E, a distance of 174.00 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 22°48'42" E, a distance of 69.76 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 73°30'00" E, a distance of 109.45 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

Southeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 71°56'23", a chord bearing and distance of S 37°31'49" E, 29.37 feet, for an arc length of 31.39 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 01°33'37" E, a distance of 42.97 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

Southwesterly, along a tangent curve to the right, said curve having a radius of 99.00 feet, a central angle of 54°00'00", a chord bearing and distance of S 25°26'23" W, 89.89 feet, for an arc length of 93.31 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 52°26'23" W, a distance of 9.64 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 37°33'37" E, a distance of 182.35 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson" on the northwest line of Lot 6, Block 28 of the Veramendi Precinct 13, Unit 3 recorded in Document No. 201806043762 of the said Map and Plat Records;

THENCE: S 63°03'41" W, along and with the north line of said Lot 6, a distance of 56.12 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 52°26'23" W, continuing with the north line of said Lot 6, at a distance of 4.49 feet passing a northwest corner of said Lot 6, and continuing, over and across said 255.715 acre tract, for a total distance of 726.84 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: Continuing over and across said 255.715 acre tract, the following bearings and distances:

N 37°33'37" W, a distance of 90.00 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 52°26'23" W, a distance of 182.00 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 37°33'37" W, a distance of 350.00 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 52°26'23" W, a distance of 130.00 feet to the POINT OF BEGINNING and containing 14.378 acres in Comal County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 9029-02 by Pape-Dawson Engineers, Inc

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: February 13, 2020  
JOB NO. 9020-19  
DOC. ID. N:\Survey20\20-9000\9029-20\Word\9190-19 FN 14.378 AC.docx



Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
09/30/2020 12:42:45 PM  
CHRISTY 9 Page(s)  
202006042564



*Bobbie Koepf*