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AFTER RECORDING RETURN TO:
PHILLIP SCHMANDT
MCGINNIS LOCHRIDGE
1111 W. 6th STREET, SUITE 400
AUSTIN, TEXAS 78703

VERAMENDI
NOTICE OF APPLICABILITY
[RESIDENTIAL]
[PRECINCT 14]

(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 14]

This Notice of Applicability of Veramendi Master Covenant [Residential] [Precinct 14] 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 tract of land located in Comal County, Texas, as more particularly described on Exhibit “A” attached hereto and incorporated herein, being all of VERAMENDI PRECINCT 14, 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 14, 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.

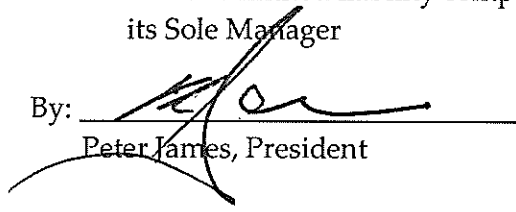
[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 21st day of March 2022.

DECLARANT:

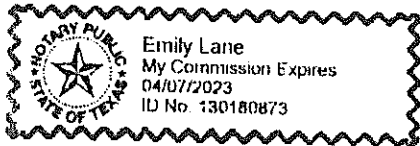
Veramendi Development Company, LLC
a Texas limited liability company

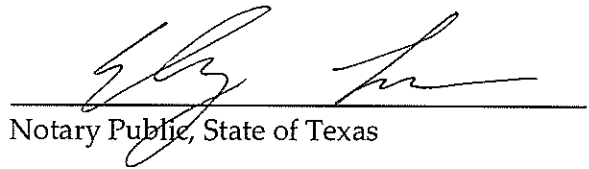
By: ASA Properties, LLC,
A Texas limited liability company,
its Sole Manager

By: 
Peter James, President

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on this 21st day of March 2022, 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

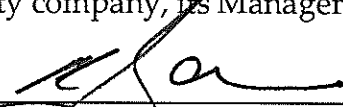
The undersigned being the fee title owner of the Property, executes this instrument for the purpose of evidencing its consent to the terms and provisions hereof. The undersigned further expressly acknowledges and agrees that : (i) all of the Property shall be held, sold, conveyed, and occupied subject 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 eh 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 – Darwin, 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 COMAL §

This instrument was acknowledged before me on this 21st day of March 2022 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 - Darwin, LLC, a Texas limited liability company, on behalf of said limited liability companies.




Notary Public, State of Texas

EXHIBIT A
THE PROPERTY



METES AND BOUNDS DESCRIPTION
FOR

A 97.642 acre, or 4,253,305 square feet more or less, tract of land being comprised of a portion of the 255.715 acre tract described in instrument to Veramendi PE – Brisbane, LLC recorded in Document No. 201706013192 in the Official Public Records of Comal County, Texas, a portion of the 104.40 acre tract described in instrument to Veramendi PE – Darwin, LLC recorded in Document No. 201706024862 in said Official Public Records, a portion of the 5.000 acre tract described in instrument to Veramendi PE – Darwin, LLC recorded in Document No. 201906034689 in said Official Public Records and a portion of the 100.462 acre tract described in instrument to Veramendi PE – Freemantle, LLC recorded in Document No. 202006029110 in said Official Public Records, in the J.M. Veramendi Survey No. 2, Abstract 3, Comal County, Texas. Said 97.642 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:

BEGINNING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the north right-of-way line of Oak Run Parkway, a variable width public right-of-way dedicated in Document No. 201806043757 in the Map and Plat Records of Comal County, Texas, at the southeast corner of Lot 5, Block 12C, Veramendi Precinct 15A, Neighborhood Center recorded in Document No. 202006000979 in said Map and Plat Records;

THENCE: Departing the north right-of-way line of said Oak Run Parkway, along and with the east line of said Veramendi Precinct 15A, Neighborhood Center, the following bearings and distances:

N 16°30'00" E, a distance of 257.55 feet to a found ½" iron rod;

N 02°29'29" E, a distance of 111.31 feet to a found iron rod with cap marked "HMT";

N 34°52'35" E, a distance of 44.70 feet to a found iron rod with cap marked "HMT";

N 48°07'58" W, a distance of 116.12 feet to a point on the southeast line of Lot 903, Block 11, Veramendi Precinct 15A, Unit 1 recorded in Document No. 201806043728 in said Map and Plat Records, from which a found iron rod with cap marked "HMT" bears N 48°07'58" W, a distance of 0.87 feet;

THENCE: Along and with said Veramendi Precinct 15A, Unit 1, the following bearings and distances:

N 68°44'37" E, a distance of 86.04 feet to a set mag nail with washer marked "Pape-Dawson";

N 45°00'50" E, a distance of 33.85 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 38°45'57" E, a distance of 105.28 feet to a cut "X" in concrete;

N 00°41'49" W, a distance of 46.29 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 04°46'04" W, a distance of 104.02 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the east right-of-way line of Cowan Drive, a 52-foot public right-of-way dedicated in Document No. 201806043728 in said Map and Plat Records;

THENCE: Northeasterly, along and with the east right-of-way line of said Cowan Drive, along a non-tangent curve to the left, said curve having a radius of 326.00 feet, a central angle of 05°11'07", a chord bearing and distance of N 21°43'29" E, 29.49 feet, for an arc length of 29.50 feet to a point;

THENCE: S 72°20'26" E, departing the east right-of-way line of said Cowan Drive, over and across said 255.715 acre tract, a distance of 210.45 feet to a found ½" iron rod at an angle point of said 255.715 acre tract and said 104.40 acre tract;

THENCE: N 22°13'23" E, along and with an east line of said 255.715 acre tract and a west line of said 104.40 acre tract, a distance of 430.02 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", from which a found ½" iron rod at an angle point of said 255.715 acre tract and said 104.40 acre tract bears N 22°13'23" E, a distance of 24.47 feet;

THENCE: Departing an east line of said 255.715 acre tract, over and across said 104.40 acre tract, the following bearings and distances:

S 77°28'52" E, a distance of 135.48 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 474.00 feet, a central angle of 15°01'08", a chord bearing and distance of N 05°00'34" E, 123.89 feet, for an arc length of 124.25 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 02°30'00" W, a distance of 82.61 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 87°30'00" W, a distance of 130.44 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on a west line of said 104.40 acre tract and an east line of said 255.715 acre tract;

THENCE: N 00°02'17" W, along and with a west line of said 104.40 acre tract and an east line of said 255.715 acre tract, a distance of 76.48 feet to a found iron rod with cap marked "HMT";

THENCE: N 03°53'04" W, along and with a west line of said 104.40 acre tract and an east line of said 255.715 acre tract, at a distance of 218.72 feet passing a found iron rod with cap marked "HMT", at the northwest corner of said 104.40 acre tract, a northeast corner of said 255.715 acre tract, a southwest corner of said 100.462 acre tract and the southeast corner of the 15.216 acre tract described in Document No. 202006024556 in said Official Public Records, continuing along and with a west line of said 100.462 acre tract and the east line of said 15.216 acre tract, a total distance of 238.01 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the east line of said 15.216 acre tract, over and across said 100.462 acre tract the following bearings and distances:

N 83°33'26" E, a distance of 52.99 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 06°26'34" W, a distance of 139.63 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 50.00 feet, a central angle of 107°24'12", a chord bearing and distance of N 22°42'01" W, 80.59 feet, for an arc length of 93.73 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a reverse curve to the left, said curve having a radius of 15.00 feet, a central angle of 37°26'38", a chord bearing and distance of N 12°16'45" E, 9.63 feet, for an arc length of 9.80 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 06°26'34" W, a distance of 65.57 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the right, said curve having a radius of 151.00 feet, a central angle of 29°20'32", a chord bearing and distance of N 08°13'42" E, 76.49 feet, for an arc length of 77.33 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 22°53'58" E, a distance of 25.72 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 21°34'39" E, a distance of 130.03 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 22°53'58" E, a distance of 99.02 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the left, said curve having a radius of 96.00 feet, a central angle of 08°46'38", a chord bearing and distance of N 18°30'39" E, 14.69 feet, for an arc length of 14.71 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 75°52'40" E, a distance of 58.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 154.00 feet, a central angle of 20°33'53", a chord bearing and distance of N 03°50'23" E, 54.98 feet, for an arc length of 55.27 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 24°40'33" E, a distance of 35.59 feet to a point;

N 50°58'22" E, a distance of 97.07 feet to a point;

N 83°33'26" E, at a distance of 64.62 feet passing a found ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point of said 100.462 acre tract, continuing along and with a north line of said 100.462 acre tract, a total distance of 454.14 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Southeasterly, continuing along and with a north line of said 100.462 acre tract, along a tangent curve to the right, said curve having a radius of 1335.00 feet, a central angle of 34°53'46", a chord bearing and distance of S 78°59'41" E, 800.58 feet, for an arc length of 813.09 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", at a northeast corner of said 100.462 acre tract;

THENCE: Along and with an east line of said 100.462 acre tract, the following bearings and distances:

S 30°07'39" W, a distance of 100.00 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 47°58'27" W, a distance of 53.68 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 63°58'23" W, a distance of 220.00 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 33°58'23" W, a distance of 187.00 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 48°10'35" W, a distance of 50.00 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 33°58'23" W, a distance of 188.36 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 56°01'37" E, a distance of 185.01 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 03°14'57" W, a distance of 100.00 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 456.00 feet, a central angle of 05°43'26", a chord bearing and distance of S 83°53'20" E, 45.54 feet, for an arc length of 45.55 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 81°01'37" E, a distance of 171.90 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Southeasterly, over and across said 100.462 acre tract and said 5.000 acre tract, along a tangent curve to the right, said curve having a radius of 176.00 feet, a central angle of 77°30'48", a chord bearing and distance of S 42°16'13" E, 220.36 feet, for an arc length of 238.10 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 81°01'37" E, over and across said 5.000 acre tract and said 104.40 acre tract, a distance of 129.16 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Continuing over and across said 104.40 acre tract, the following bearings and distances:

S 08°58'23" W, a distance of 444.09 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 30°48'35" E, a distance of 172.32 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 26°40'55" E, a distance of 92.39 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 19°36'13" E, a distance of 191.30 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 79°32'18" E, a distance of 61.15 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 55°27'42" E, 21.21 feet, for an arc length of 23.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 10°27'42" W, a distance of 197.71 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 23°57'27" W, a distance of 51.42 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 10°27'42" W, a distance of 280.06 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southwesterly, along a tangent curve to the left, said curve having a radius of 1087.00 feet, a central angle of 06°35'09", a chord bearing and distance of S 07°10'08" W, 124.87 feet, for an arc length of 124.94 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 45°45'56" W, a distance of 72.89 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 88°58'23" W, a distance of 798.53 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 77°31'52" W, a distance of 51.42 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 88°58'23" W, a distance of 167.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a tangent curve to the right, said curve having a radius of 1245.00 feet, a central angle of 03°42'59", a chord bearing and distance of N 89°10'07" W, 80.74 feet, for an arc length of 80.76 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the east end of the northeast cutback at the intersection of Borchers Boulevard, a variable width public right-of-way dedicated in Document No. 201806043757 in said Map and Plat Records and said Oak Run Parkway, at an angle point of said 104.40 acre tract;

THENCE: N 39°35'41" W, along and with said northeast cutback and said 104.40 acre tract, a distance of 68.75 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the north end of said northeast cutback and angle point of said 104.40 acre tract;

THENCE: N 89°44'43" W, along and with the north right-of-way line of said Oak Run Parkway and a south line of said 104.40 acre tract, a distance of 98.68 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the north end of the northwest cutback at the intersection of said Oak Run Parkway and said Borchers Boulevard and an angle point of said 104.40 acre tract;

THENCE: S 53°47'30" W, along and with said northwest cutback, a distance of 68.42 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the west end of said northwest cutback;

THENCE: Along and with the north right-of-way line of said Oak Run Parkway, the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 1257.00 feet, a central angle of 04°44'35", a chord bearing and distance of N 75°52'17" W, 104.03 feet, for an arc length of 104.06 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 73°30'00" W, a distance of 813.59 feet to the POINT OF BEGINNING and containing 97.642 acres in Comal County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 30001-50 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 4, 2022
JOB NO. 30001-50
DOC. ID. N:\CIVIL\30001-50\Word\30001-50 FN.docx



Filed and Recorded
Official Public Records
Bobbie Koeppe, County Clerk
Comal County, Texas
03/21/2022 11:44:13 AM
CHRISTY 11 Page(s)
202206013094



Bobbie Koeppe

**PAPE-DAWSON
ENGINEERS**