

New Braunfels Title Co.
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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 15A UNIT 2]

(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 15A UNIT 2]

This Notice of Applicability of Veramendi Master Covenant [Residential] [Precinct 15A Unit 2] 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 15A UNIT 2, 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]

EXHIBIT A
THE PROPERTY

All of the property within VERAMENDI PRECINCT 15A, UNIT 2, a subdivision in Comal County, Texas according to the map or plat recorded in Document No. 201806043729, Map and Plat Records, Comal County, Texas, being the same 9.01 acres described as follows:

METES AND BOUNDS DESCRIPTION
FOR A
9.01 ACRE TRACT OF LAND
(VERAMENDI PRECINCT 15A — PHASE 2)

Being a 9.01 acre tract of land out of the J.M. Veramendi Survey No. 1, Abstract No. 2, Comal County, Texas, and being a portion of a tract of land called 255.715 acres, described in Document No. 201706013192, Official Public Records, Comal County, Texas, said 9.01 acre tract of land being more particularly described as follows:

COMMENCING at a 1/2" iron pin (with cap stamped "HMT") found for the Northeasterly corner of said 255.715 acre tract;

THENCE along the Northeasterly line of said 255.715 acre tract, N 80°00'00" W a distance of 206.02 feet to a point;

THENCE across said 255.715 acre tract, S 25°26'42" W a distance of 657.08 feet to a Northeast corner and the POINT OF BEGINNING of the herein described 9.01 acre tract;

THENCE continuing along said through said 255.715 acre tract the following thirty-nine (39) calls:

1. S 10°00'00" W a distance of 197.29 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
2. S 39°21'49" W a distance of 78.62 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
3. S 62°03'56" W a distance of 60.27 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
4. S 84°28'29" W a distance of 45.81 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
5. N 66°35'30" W a distance of 63.83 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
6. N 80°00'00" W a distance of 412.59 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
7. N 89°02'47" W a distance of 116.52 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
8. N 80°00'00" W a distance of 152.70 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
9. N 05°59'33" E a distance of 10.72 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
10. N 80°08'00" W a distance of 187.17 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
11. With the arc of a curve to the right having a radius of 559.00 feet, a central angle of 01°43'29", an arc length of 16.83 feet, and a chord bearing and distance of N 08°38'05" E, 16.83 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
12. N 09°29'50" E a distance of 20.00 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
13. N 10°38'35" E a distance of 100.02 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
14. N 09°29'50" E a distance of 189.66 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
15. Along the arc of a curve to the left having a radius of 643.00 feet, a central angle of 16°27'48", an arc length of 184.76 feet, and a chord bearing and distance of N 01°15'56" E, 184.12 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
16. N 03°58'53" E a distance of 52.49 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;

17. N 11°43'43" W a distance of 5.71 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
18. Along the arc of a curve to the right having a radius of 15.07 feet, a central angle of 8700322, an arc length of 22.90 feet, and a chord bearing and distance of N 31°47'58" E, 20.76 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
19. N 75°34'37" E a distance of 39.40 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
20. Along the arc of a curve to the left having a radius of 154.00 feet, a central angle of 10°16'12", an arc length of 27.60 feet, and a chord bearing and distance of N 70°26'31" E, 27.57 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
21. N 65°18'25" E a distance of 61.67 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
22. Along the arc of a curve to the right having a radius of 96.00 feet, a central angle of 10°16'12", an arc length of 17.21 feet, and a chord bearing and distance of N 70°26'31" E, 17.18 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
23. N 75°34'37" E a distance of 90.06 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
24. Along the arc of a non-tangent curve to the left having a radius of 15.00 feet, a central angle of 91°26'14", an arc length of 23.94 feet, and a chord bearing and distance of S 29°51'30" W, 21.48 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
25. Along the arc of a reverse curve to the right having a radius of 402.00 feet, a central angle of 03°50'36", an arc length of 26.97 feet, and a chord bearing and distance of S 13°56'19" E, 26.96 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
26. Along the arc of a compound curve to the right having a radius of 42.00 feet, a central angle of 28°11'09", an arc length of 20.66 feet, and a chord bearing and distance of S 02°04'33" W, 20.45 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
27. S 16°10'08" W a distance of 19.62 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
28. Along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 14°56'27", an arc length of 3.91 feet, and a chord bearing and distance of S 08°41'54" W, 3.90 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
29. Along the arc of a reverse curve to the right having a radius of 200.00 feet, a central angle of 08°38'19", an arc length of 30.15 feet, and a chord bearing and distance of S 05°32'51" W, 30.13 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
30. S 09°52'00" W a distance of 106.42 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
31. Along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 98°54'48", an arc length of 25.90 feet, and a chord bearing and distance of S 39°35'23" E, 22.80 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
32. S 14°39'58" W a distance of 53.53 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
33. Along the arc of a non-tangent curve to the left having a radius of 15.00 feet, a central angle of 81°02'22", an arc length of 21.22 feet, and a chord bearing and distance of S 50°26'02" W, 19.49 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
34. S 09°54'51" W a distance of 105.64 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
35. S 80°00'00" E a distance of 18.96 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
36. S 89°02'47" E a distance of 228.96 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
37. S 80°00'00" E a distance of 457.45 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
38. S 10°00'00" W a distance of 10.00 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
39. S 80°00'00" E a distance of 172.00 feet to the POINT OF BEGINNING containing 9.01 acres of land in Comal County, Texas.