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202206001836 01/11/2022 01:09:23 PM 1/8

AFTER RECORDING RETURN TO:

PHILLIP SCHMANDT  
MCGINNIS LOCHRIDGE  
1111 W. 6<sup>th</sup> STREET, SUITE 400  
AUSTIN, TEXAS 78703

**VERAMENDI**  
**NOTICE OF APPLICABILITY**  
**[RESIDENTIAL]**  
**[PRECINCT 15A UNIT 3]**

*(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 3]**

This Notice of Applicability of Veramendi Master Covenant [Residential] [Precinct 15A Unit 3] 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 3, 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 \_\_\_\_ day of January, 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 10<sup>th</sup> day of January, 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 – 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 COMAL   §

This instrument was acknowledged before me on this 10<sup>th</sup> day of January, 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 – Brisbane, 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  
12.80 ACRE TRACT OF LAND  
(VERAMENDI PRECINCT 15A — PHASE 3)

Being a 12.80 acre tract of land located in the J.M. Veramendi Survey No. 2, Abstract No. 3, Comal County, Texas, being a portion of the remainder of a called 255.715 acre tract, recorded in Document No. 201706013192, and a portion of a called 15.216 acre tract recorded in Document No. 202006024556, Official Public Records, Comal County, Texas, said 12.80 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2" iron pin with cap "HMT" in the East right of way line of Jaboncillo Street for the Northwest corner of Lot 1, Block 16, Veramendi Precinct 15A, Unit 2, recorded in Document No. 201806043729, Map and Plat Records, Comal County, Texas, same point being an interior corner of the remainder of a called 255.715 acre tract recorded in Document No. 201706013192, Official Public Records, Comal County, Texas;

THENCE continuing along the East right of way line of Jaboncillo Street and an interior line of the remainder of a called 255.715 acre tract, the following thirteen (13) calls:

1. N 09°52'00" E, a distance of 105.60 to a found 1/2" iron pin with cap "HMT" for a corner, and the beginning of a curve;
2. Along the arc of a curve to the right, having a radius of 15.01 feet, an arc length of 21.23 feet, and a chord bearing of N 50°24'37" E, a distance of 19.50 feet to a found 1/2" iron pin with cap "HMT" for a corner;
3. N 14°50'41" E, a distance of 53.57 feet to a found 1/2" iron pin with cap "HMT" for a corner, and the beginning of a curve;
4. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 25.90 feet, and a chord bearing of N 39°35'23" W, a distance of 22.800 feet to a found 1/2" iron pin with cap "HMT" for a corner;
5. N 09°52'00" E, a distance of 106.42 feet to a found 1/2" iron pin with cap "HMT" for a corner, and the beginning of a curve;
6. Along the arc of a curve to the left, having a radius of 200.00 feet, an arc length of 30.15 feet, and a chord bearing of N 05°32'51" E, a distance of 30.13 feet to a found 1/2" iron pin with cap "HMT" for a corner, and the beginning of a reverse curve;
7. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 3.91 feet, and a chord bearing of N 08°41'54" E, a distance of 3.90 feet to a found 1/2" iron pin with cap "HMT" for a corner;
8. N 16°10'08" E, a distance of 19.62 feet to a 1/2" iron pin with cap "HMT" for a corner, and the beginning of a curve;
9. Along the arc of a curve to the left, having a radius of 42.00 feet, an arc length of 20.66 feet, and a chord bearing of N 02°04'33" E, a distance of 20.45 feet to a found 1/2" iron pin with cap "HMT" for a corner, and the beginning of a compound curve;

10. Along the arc of a curve to the left, having a radius of 402.00 feet, an arc length of 26.97 feet, and a chord bearing of N 13°56'19" W, a distance of 26.96 feet to a found 1/2" iron pin with cap "HMT" for a corner, and the beginning of a reverse curve;
11. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.94 feet, and a chord bearing of N 29°51'30" E, a distance of 21.48 feet to a found 1/2" iron pin with cap "HMT" for a corner;
12. S 75°34'37" W, a distance of 90.06 feet to a found 1/2" iron rod with cap "HMT" for a corner, and the beginning of a curve;
13. Along the arc of a curve to the left, having a radius of 96.00 feet, an arc length of 17.21 feet, and a chord bearing of S 70°26'31" W, a distance of 17.18 feet to a found 1/2" iron pin with cap "HMT" for a corner;

THENCE continuing along the North line of Jaboncillo Street, as well as the North line of Lot 908, Utility and Landscape Easement, Block 14, Veramendi Precinct 15A, Unit 2, same line being an interior line of the aforementioned remainder of a called 255.715 acre tract, S 65°18'25" W, a distance of 61.67 feet to a 1/2" iron pin with cap "HMT" for a corner, and the beginning of a curve;

THENCE continuing with the North and West line of said Lot 908, same line being an interior line of the aforementioned remainder of a called 255.715 acre tract, the following seven (7) calls:

1. Along the arc of a curve to the right, having a radius of 154.00 feet, an arc length of 27.60 feet, and a chord bearing of S 70°26'31" W, a distance of 27.57 feet to a found 1/2" iron pin with cap "HMT" for a corner;
2. 75°34'37" W, a distance of 39.40 feet to a found 1/2" iron pin with cap "HMT" for a corner, and the beginning of a curve;
3. Along the arc of a curve to the left, having a radius of 15.00 feet, an arc length of 22.92 feet, and a chord bearing of S 31 °47'58" W, a distance of 20.76 feet to a found 1/2" iron pin with cap "HMT" for a corner;
4. S. 11°43'43" E, a distance of 5.71 feet to a found 1/2" iron pin with cap "HMT" for a corner;
5. S 03°58'53" W, a distance of 52.49 feet to a found 1/2" iron pin with cap "HMT" for a corner, and the beginning of a curve;
6. Along the arc of a non-tangent curve to the right, having a radius of 643.00 feet, an arc length of 184.76 feet, and a chord bearing of S 01°15'56" W, a distance of 184.12 feet to a found 1/2" iron pin with cap "HMT" for a corner;
7. S 09°29'50" W, a distance of 99.44 feet to a point for a corner in the West line of the aforementioned Lot 908, same point lying in an interior line of the aforementioned remainder of a called 255.715 acre tract, for a corner of the herein described tract.

THENCE departing the West line of said Lot 908, over and across said remainder of a called 255.715 acre tract, N 80°30'10" W, a distance of 86.00 feet to a point in the East line of a called 28.539 acre tract, recorded in Document No. 202006025572, Official Public Records, Comal County, Texas, for the Southwest corner of the herein described tract:

THENCE with the East line of said 28.539 acre tract and the West line of said remainder of a called 255.715 acre tract, the following three (3) calls:

1. N 09°29'50" E, a distance of 73.40 feet to a point for a corner, and the beginning of a curve;
2. Along the arc of a curve to the left, having a radius of 557.00 feet, an arc length of 355.86 feet, and a chord bearing of N 08°48'20" W, a distance of 349.84 feet to a point for a corner;

3. N 27°06'30" W, a distance of 122.97 feet to a point for the Northwest corner of the herein described tract:

THENCE departing the East line of said 28.539 acre tract, over and across the aforementioned remainder of a called 255.715 acre tract, continuing over and across the aforementioned 15.216 acre tract recorded in Document No. 202006024556, Official Public Records, Comal County, Texas, the following thirteen (13) calls:

1. N 54°56'53" E, a distance of 86.83 feet to a point for a corner;
2. S 27°06'30" E, a distance of 71.40 feet to a point for a corner;
3. N 75°34'37" E, a distance of 196.78 feet to a point for a corner, and the beginning of a curve;
4. Along the arc of a curve to the left, having a radius of 50.00 feet, an arc length of 22.00 feet, and a chord bearing of S 38°04'13" E, a distance of 21.82 feet to a point for a corner, and the beginning of a reverse curve;
5. Along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 9.49 feet, and a chord bearing of S 32°32'53" E, a distance of 9.33 feet to a point for a corner;
6. N 75°34'37" E, a distance of 52.00 feet to a point for a corner;
7. N 14°25'23" W, a distance of 4.72 feet to a point for a corner, and the beginning of a curve;
8. Along the arc of a curve to the right, having a radius of 25.00 feet, an arc length of 12.09 feet, and a chord bearing of N 00°33'47" W, a distance of 11.98 feet to a point for a corner;
9. N 66°25'36" E, a distance of 267.81 feet to a point for a corner;
10. S 05°03'29" W, a distance of 57.50 feet to a point for a corner;
11. S 80°00'00" E, a distance of 585.02 feet to a point for a corner;
12. N 10°00'00" E, a distance of 13.32 feet to a point for a corner;

S 80°00'00" E, a distance of 175.00 feet to a point in the West line of Lot 904, Block 10, Veramendi 15A, Unit 1, recorded in Document No. 201806043728, Map and Plat Records, Comal County, Texas, same point being in the East line of the aforementioned remainder of a called 255.715 acre tract, for the Northeast corner of the herein described tract:

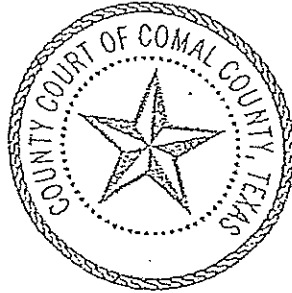
THENCE with the West line of said Lot 904 and the East line of the remainder of a called 255.715 acre tract, S 10°00'00" W, a distance of 315.00 feet to a found 1/2" iron pin with cap "HMT" in the North line of Lot 3, Block 1, of said Veramendi 15A, Unit 1, recorded in Document No. 201806043728, Map and Plat Records, Comal County, Texas, same point being the Southwest corner of Lot 904, and a corner of the herein described tract:

THENCE with a North line of said Veramendi 15A, Unit 1, the following two (2) calls:

1. N 80°00'00" W, a distance of 307.35 feet to a found 1/2" iron pin with cap "HMT" for a corner;
2. S 10°00'04" W, a distance of 181.68 feet to a found 1/2" iron pin with cap "HMT" for a southwest corner of Lot 19, Block 16, Veramendi 15A, Unit 1, same point being the Northwest corner of Lot 14 and the Northeast corner of Lot 13, Block 16, of the aforementioned Veramendi Precinct 15A, Unit 2, and the Southeast corner of the herein described tract:

THENCE continuing along the North line of said Veramendi Precinct 15A, Unit 2, same line being the South line of the remainder of a called 255.715 acre tract, the following three (3) calls:

1. N 80°00'00" W, a distance of 325.10 feet to a found 1/2" iron pin with cap "HMT" for a corner;
2. N 89°02'47" W, a distance of 228.96 feet to a found 1/2" iron pin with cap "HMT" for a corner;
3. N 80°00'00" W, a distance of 19.05 feet to the POINT OF BEGINNING, containing 12.80 acres of land in Comal County, Texas



This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
01/11/2022 01:09:23 PM  
CASHFOUR 8 Page(s)  
202206001836



*Bobbie Koepf*