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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 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 15A UNIT 4]

This Notice of Applicability of Veramendi Master Covenant [Residential] [Precinct 15A 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 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 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.

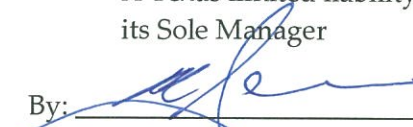
[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the \_\_\_\_ 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, Resident

THE STATE OF TEXAS     §  
  §  
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 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 12.03 ACRE TRACT OF LAND

Being a 12.03 acre tract of land located in the J.M. Veramendi Survey No. 2, Abstract No. 3, Comal County, Texas, being out of a portion of a called 15.216 acre tract, recorded in Document No. 202006024556, and a portion of the remainder of a called 255.715 acre tract, recorded in Document No. 201706013192, Official Public Records, Comal County, Texas, said 12.03 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2" iron pin with cap "HMT" for the Northeast corner of Lot 904, Block 10, Veramendi Precinct 15A, Unit 1, recorded in Document No. 201806043728, 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, a Southern corner of the remainder of a called 15.216 acre tract, recorded in Document No. 202006024556, Official Public Records, Comal County, Texas;

THENCE with the North line of said Lot 904, same line being the Southern line of said 15.216 acre tract, N 80°00'00" W, a distance of 171.99 feet to a found 1/2" iron pin with cap "HMT" for the Northwest corner of Lot 904, an interior corner of said remainder of a called 255.715 acre tract, and a corner of the herein described tract;

THENCE departing the South line of said 15.216 acre tract, continuing with the West line of Lot 904 and an interior line of said remainder of a called 255.715 acre tract, S 10°00'00" W, a distance of 6.68 feet to a point for a corner of the herein described tract;

THENCE departing the West line of Lot 904 and an interior line of said remainder of a called 255.715 acre tract, over and across said remainder of a called 255.715 acre tract and called 15.216 acre tract, the following thirteen (13) calls:

1. N 80°00'00" W a distance of 175.00 feet to a point for corner;
2. S 10°00'00" W, a distance of 13.32 feet to a point for a corner;
3. N 80°00'00" W, a distance of 585.02 feet to a point for a corner;
4. N 05°03'29" E, a distance of 57.50 feet to a point for a corner;
5. S 66°25'36" W, a distance of 267.81 feet to a point for a corner, and the beginning of a curve;
6. Along the arc of a curve to the left, having a radius of 25.00 feet, an arc length of 12.09 feet, and a chord bearing of S 00°33'47" E, a distance of 11.98 feet to a point for a corner;
7. S 14 °25'23" E, a distance of 4.72 feet to a point for a corner;
8. S 75°34'37" W, a distance of 52.00 feet to a point for a corner, and the beginning of a curve;
9. Along the arc of a curve to the left, having a radius of 15.00 feet, an arc length of 9.49 feet, and a chord bearing of N 32°32'53" W, a distance of 9.33 feet to a point for a corner, and the beginning of a reverse curve;
10. Along the arc of a curve to the right, having a radius of 50.00 feet, an arc length of 22.00 feet, and a chord bearing of N 38°04'13" W, a distance of 21.82 feet to a point for a corner;
11. S 75°34'37" W, a distance of 196.78 feet to a point for a corner;
12. N 27°06'30" W, a distance of 71.40 feet to a point for a corner;

13. N 17°53'30" E, a distance of 70.71 feet to a point in the South line of a called 100.462 acre tract, recorded in Document No. 202006029110, Official Public Records, Comal County, Texas, same point lying in the North line of the aforementioned 15.216 acre tract, for a corner of the herein described tract;

THENCE with the South line of said 100.462 acre tract and the North line of said 15.216 acre tract, the following two (2) calls:

1. N 62°53'30" E, a distance of 94.25 feet to a point for a corner, and the beginning of a curve;
2. Along the arc of a curve to the right, having a radius of 4935.00 feet, an arc length of 1243.70 feet, and a chord bearing of N 70°06'41" E, a distance of 1240.41 feet to a point for a corner of the herein described tract, and the beginning of a curve;

THENCE departing the South line of the aforementioned 100.462 acre tract and the North line of the aforementioned 15.216 acre tract, over and across said 15.216 acre tract, the following eight (8) calls:

1. Along the arc of a curve to the left, having a radius of 15.00 feet, an arc length of 23.70 feet, and a chord bearing of S 32°04'30" W, a distance of 21.31 feet to a point for a corner;
2. S 13°10'53" E, a distance of 11.50 feet to a point for a corner;
3. N 76°49'07" E, a distance of 120.00 feet to a point for a corner;
4. S 13°10'53" E, a distance of 100.01 feet to a point for a corner;
5. S 07°52'01" E, a distance of 73.91 feet to a point for a corner;
6. S 02°14'22" W, a distance of 70.54 feet to a point for a corner;
7. S 09°47'03" E, a distance of 191.50 feet to a point for a corner;
8. S 02°40'17" E, a distance of 203.16 feet to the POINT OF BEGINNING, containing 12.03 acres of land in Comal County, Texas.

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
01/11/2022 01:09:22 PM  
CASHFOUR 6 Page(s)  
202206001835



*Bobbie Koepf*