

AFTER RECORDING RETURN TO:

PHILLIP SCHMANDT
MCGINNIS LOCHRIDGE
600 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701

VERAMENDI
NOTICE OF APPLICABILITY
[RESIDENTIAL]
[PRECINCT 15A]

(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]

This Notice of Applicability of Veramendi Master Covenant [Residential] [Precinct 15A] 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 13.9 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 15A, 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 22 day of May, 2018.

DECLARANT:

Veramendi Development Company, LLC
a Texas limited liability company

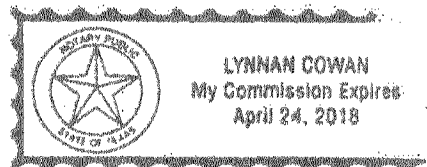
By: ASA Properties, LLC,
A Texas limited liability company,
its Sole Manager

By: 
Peter James, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 22 day of May, 2018, 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

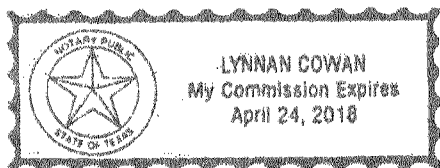
By: Veramendi Development Company, LLC
a Texas limited liability company

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

By: 
Peter James, President

THE STATE OF §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 22 day of May, 2018 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.



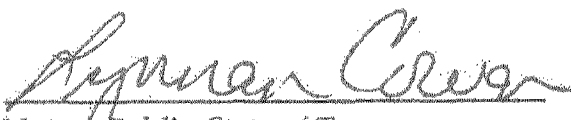

Notary Public, State of Texas

EXHIBIT "A"

"TRACT 1" METES AND BOUNDS DESCRIPTION FOR A 13.92 ACRE TRACT OF LAND (VERAMENDI PRECINCT 15A - PHASE 1)

Being a 13.92 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, and a portion of the remainder of a called 19.497 acre tract recorded in Document No. 201606009473, Official Public Records, Comal County, Texas, said 13.92 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 the Northeast corner and POINT OF BEGINNING of the herein described 13.92 acre tract;

THENCE through said 255.715 acre tract the following eighteen (18) calls:

1. S 03°53'04" E a distance of 38.60 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
2. S 01°36'08" W a distance of 217.03 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
3. S 16°56'58" W a distance of 90.49 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
4. S 10°00'00" W a distance of 133.59 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
5. S 80°48'05" W a distance of 12.90 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
6. Along the arc of a non-tangent curve to the right having a radius of 58.00 feet, a central angle of 53°04'25", an arc length of 53.73 feet, and a chord bearing and distance of S 28°28'36" W, 51.83 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
7. Along the arc of a reverse curve to the left having a radius of 15.00 feet, a central angle of 45°00'49", an arc length of 11.78 feet, and a chord bearing and distance of S 32°30'24" W, 11.48 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
8. S 10°00'00" W a distance of 258.41 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
9. Along the arc of a curve to the right having a radius of 326.00 feet, a central angle of 14°19'02", an arc length of 81.46 feet, and a chord bearing and distance of S 17°09'31" W, 81.25 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
10. S 04°46'04" E a distance of 104.02 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
11. S 00°41'49" E a distance of 46.29 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;

12. S 38°45'57" W a distance of 105.28 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
13. S 45°00'50" W a distance of 33.85 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
14. S 68°44'37" W a distance of 191.37 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
15. N 80°00'00" W a distance of 763.65 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
16. N 10°00'00" E a distance of 116.60 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
17. Along the arc of a non-tangent curve to the left having a radius of 571.00 feet, a central angle of 19°04'42", an arc length of 190.13 feet, and a chord bearing and distance of S 88°19'46" W, 189.25 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
18. Along the arc of a compound curve to the left having a radius of 15.00 feet, a central angle of 95°46'46", an arc length of 25.08 feet, and a chord bearing and distance of S 30°54'02" W, 22.26 feet to a 1/2" iron pin set in the Northeasterly line of a called 19.135 acre tract recorded in Document No. 201606012287, Official Public Records, Comal County, Texas;

THENCE along the Northeasterly line of said 19.135 acre tract, N 16°59'23" W a distance of 14.33 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;

THENCE continuing partially along the Northeasterly line of said 19.135 acre tract and then through the aforementioned called 255.715 acre tract, and said remainder of a called 19.497 acre tract, with the arc of a curve to the right having a radius of 559.00 feet, a central angle of 24°45'44", an arc length of 241.59 feet, and a chord bearing and distance of N 04°36'31" W, 239.71 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;

THENCE continuing though the said called 255.715 acre tract, and said remainder of a called 19.497 acre tract the following sixteen (16) calls:

1. S 80°08'00" E a distance of 187.17 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
2. S 05°59'33" W a distance of 10.72 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
3. S 80°00'00" E a distance of 152.70 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
4. S 89°02'47" E a distance of 116.52 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
5. S 80°00'00" E a distance of 412.59 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
6. S 66°35'30" E a distance of 63.83 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
7. N 84°28'29" E a distance of 45.81 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
8. N 62°03'56" E a distance of 60.27 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
9. N 39°21'49" E a distance of 78.62 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;

10. N 10°00'00" E a distance of 197.29 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
11. N 80°00'00" W a distance of 172.00 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
12. N 10°00'00" E a distance of 10.00 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
13. N 80°00'00" W a distance of 132.35 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
14. N 10°00'04" E a distance of 301.68 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
15. S 80°00'00" E a distance of 307.35 feet to a point for a corner;
16. N 10°00'00" E a distance of 321.68 feet to a point for a corner in the Northeasterly line of the aforementioned 255.715 acre tract;

THENCE along the Northeasterly line of said 255.715 acre tract, S 80°00'00" E a distance of 171.99 feet to the POINT OF BEGINNING containing 13.92 acres of land in Comal County, Texas.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
06/01/2018 04:02:06 PM
JESSICA 7 Pages(s)
201806021458



Bobbie Koepf