

New Braunfels Title Co.
G.F. # NBT 2103 2021

202106035709 07/02/2021 02:35:04 PM 1/10

AFTER RECORDING RETURN TO:
PHILLIP SCHMANDT
MCGINNIS LOCHRIDGE
600 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701

VERAMENDI
NOTICE OF APPLICABILITY
[RESIDENTIAL]
[PRECINCT 16 UNIT 1]

(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 16 UNIT 1]

This Notice of Applicability of Veramendi Master Covenant [Residential] [Precinct 16 Unit 1] 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 31.048-acre and 0.137-acre tracts 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 16 UNIT I, 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]

CONSENT OF LANDOWNER

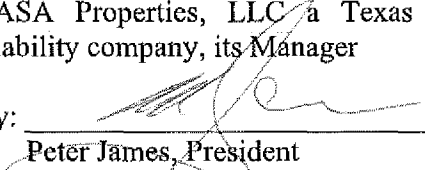
The undersigned being the fee title owner of the Property, executes this instrument for the purpose of evidencing its consent to the terms and provisions hereof. The undersigned further expressly acknowledges and agrees that : (i) all of the Property shall be held, sold, conveyed, and occupied subject 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 – Fremantle, LLC
a Texas limited liability company

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

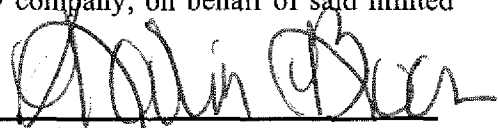
By: ASA Properties, LLC a Texas limited
liability company, its Manager

By: 
Peter James, President

THE STATE OF TX §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on this 1 day of July, 2021 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 – Fremantle, LLC, a Texas limited liability company, on behalf of said limited liability companies.

[seal]


Notary Public, State of Texas

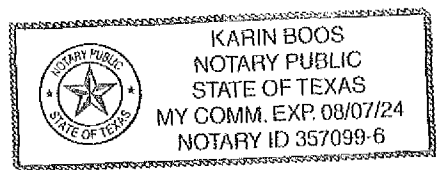


EXHIBIT A

**METES AND BOUNDS DESCRIPTION
FOR
TRACT 1**

A 31.048 acre, or 1,352,435 square feet more or less, tract of land out of the 100.462 acre tract described in instrument to Veramendi PE – Freemantle, LLC recorded in Document No. 202006029110 in the Official Public Records of Comal County, Texas, in the J.M Veramendi Survey No. 2, Abstract 3, Comal County, Texas. Said 31.048 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 found iron rod with cap marked "HMT" on a northeast line of the 218.15 acre tract described in Volume 244, Page 646 in the Deed Records of Comal County, Texas, at the south corner of said 100.462 acre tract and the west corner of the 28.539 acre tract described in Document No. 20200625572 in said Official Public Records;
- THENCE:** N 39°15'17" W, along and with a southwest line of said 100.462 acre tract and a northeast line of said 218.15 acre tract, a distance of 777.68 feet to a hog wire fence corner post at the west corner of said 100.462 acre tract and an angle point of said 218.15 acre tract;
- THENCE:** N 53°26'59" E, along and with a northwest line of said 100.462 acre tract and a southeast line of said 218.15 acre tract, a distance of 33.55 feet to a hog wire fence corner post, at an angle point of said 100.462 acre tract, an angle point of said 218.15 acre tract and the south corner of the 80.255 acre tract described in Document No. 202006000442 in said Official Public Records;
- THENCE:** N 52°27'18" E, along and with a northwest line of said 100.462 acre tract and the southeast line of said 80.255 acre tract, a distance of 494.96 feet to a found ½" iron rod, at an angle point of said 100.462 acre tract, the east corner of said 80.255 acre tract and the south corner of the 81.072 acre tract described in Document No. 201906045045 in said Official Public Records;
- THENCE:** N 52°30'31" E, along and with a northwest line of said 100.462 acre tract, the southeast line of said 81.072 acre tract and the southeast line of the 159.8 acre tract described in Document No. 200306002739 in said Official Public Records, a distance of 1373.07 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", from which a found ¼" iron rod on a northwest line of said 100.462 acre tract, at the east corner of said 159.8 acre tract and the south corner of the 90.440 acre tract described in Document No. 202006011891 in said Official Public Records bears N 52°30'31" E, a distance of 1056.06 feet;
- THENCE:** Departing a southeast line of said 159.8 acre tract, over and across said 100.462 acre tract the following bearings and distances:

S 37°33'37" E, a distance of 154.44 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 33°00'08" E, a distance of 52.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 99.00 feet, a central angle of 04°33'29", a chord bearing and distance of S 54°43'07" W, 7.87 feet, for an arc length of 7.88 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 52°26'23" W, a distance of 96.59 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 37°33'37" E, a distance of 120.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 25°52'28" W, a distance of 111.80 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 05°58'15" W, a distance of 137.93 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 13°19'57" E, a distance of 102.77 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 65.00 feet, a central angle of 122°28'59", a chord bearing and distance of S 27°50'23" W, 113.97 feet, for an arc length of 138.95 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 00°55'07" E, a distance of 31.22 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 29°08'59" E, a distance of 20.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 1580.00 feet, a central angle of 02°02'29", a chord bearing and distance of N 61°52'16" E, 56.29 feet, for an arc length of 56.29 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 62°53'30" E, a distance of 309.91 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 27°06'30" E, a distance of 132.71 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on a southeast line of said 100.462 acre tract and a northwest line of the 15.216 acre tract described in Document No. 202006024556 in said Official Public Records;

THENCE: S 59°12'01" W, along and with a southeast line of said 100.462 acre tract and a northwest line of said 15.216 acre tract, a distance of 144.30 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the north corner of said 28.539 acre tract;

THENCE: Along and with a southeast line of said 100.462 acre tract and the northwest line of said 28.539 acre tract, the following bearings and distances:

S 62°53'30" W, a distance of 165.91 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

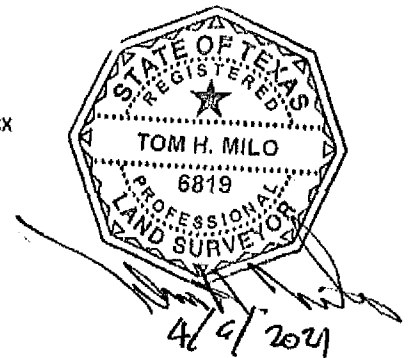
Southwesterly, along a tangent curve to the left, said curve having a radius of 1438.00 feet, a central angle of 06°47'43", a chord bearing and distance of S 59°29'38" W, 170.45 feet, for an arc length of 170.55 feet to a found iron rod with cap marked "HMT";

S 68°39'25" W, a distance of 51.22 feet to a found iron rod with cap marked "HMT";

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 1450.00 feet, a central angle of 01°40'51", a chord bearing and distance of S 53°16'48" W, 42.54 feet, for an arc length of 42.54 feet to a found iron rod with cap marked "HMT";

S 52°26'23" W, a distance of 1176.53 feet to the POINT OF BEGINNING and containing 31.048 acres in Comal County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9065-21 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 5, 2021
JOB NO. 9065-21
DOC. ID. N:\Survey21\21-9000\9065-21\Word\9065-21 31.047 AC.docx



METES AND BOUNDS DESCRIPTION
FOR
TRACT 2

A 0.137 of an acre, or 5,975 square feet more or less, tract of land out of the 15.216 acre tract described in instrument to Veramendi PE – Brisbane, LLC recorded in Document No. 202006024556 in the Official Public Records of Comal County, Texas and the 255.715 acre tract described in instrument to Veramendi PE – Brisbane, LLC recorded in Document No. 201706013192 in said Official Public Records, in the J.M. Veramendi Survey No. 2, Abstract 3, Comal County, Texas. Said 0.137 of an 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 a northwest line of said 15.216 acre tract and a southeast line of the 100.462 acre tract described in Document No. 202006029110 in said Official Public Records, at the north corner of the 28.539 acre tract described in Document No. 202006025572 in said Official Public Records;

THENCE: N 59°12'01" E, along and with a northwest line of said 15.216 acre tract and a southeast line of said 100.462 acre tract, a distance of 144.30 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", from which a found ½" iron rod with a yellow cap marked "Pape-Dawson", at an angle point of said 15.216 acre tract and said 100.462 acre tract bears N 59°12'01" E, a distance of 42.09 feet;

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

S 27°06'30" E, a distance of 39.29 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

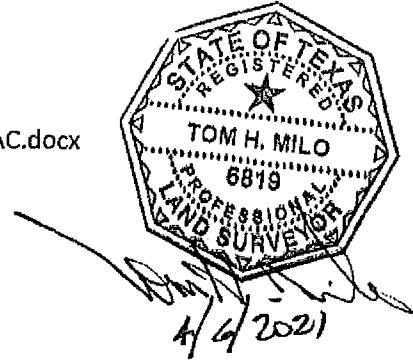
S 17°53'30" W, a distance of 11.31 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 54°56'53" W, over and across said 15.216 acre tract and said 255.715 acre tract, a distance of 86.83 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle corner of said 28.539 acre tract;

Job No.: 9065-21
0.137 of an Acre
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THENCE: N 72°06'30" W, along and with a northeast line of said 28.539 acre tract, a distance of 70.71 feet to the POINT OF BEGINNING and containing 0.137 of an acre in Comal County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under Job number 9065-21 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 5, 2021
JOB NO. 9065-21
DOC. ID N:\Survey21\21-9000\9065-21\Word\9065-21 0.137 AC.docx



Filed and Recorded
Official Public Records
Bobbie Koeppe, County Clerk
Comal County, Texas
07/02/2021 02:35:04 PM
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Bobbie Koeppe