

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

**VERAMENDI**  
**NOTICE OF APPLICABILITY**  
**[RESIDENTIAL]**  
**[SECTION 13S]**

*(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.

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**VERAMENDI**  
**NOTICE OF APPLICABILITY**  
**[RESIDENTIAL]**  
**[SECTION 13S]**

This Notice of Applicability of Veramendi Master Covenant [Residential] [Section 13S] 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 21.5 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 13 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.

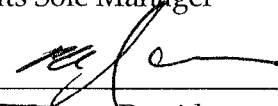
[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 27 day of March, 2018.

**DECLARANT:**


**Veramendi Development Company, LLC**  
a Texas limited liability company

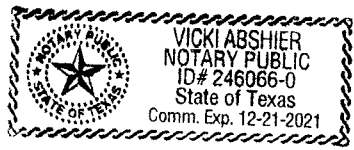
By: ASA Properties, LLC,  
A Texas limited liability company,  
its Sole Manager

By:   
\_\_\_\_\_  
Peter James, President

THE STATE OF TEXAS     §  
  §  
COUNTY OF TRAVIS     §

This instrument was acknowledged before me on this 16<sup>th</sup> day of March, 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 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

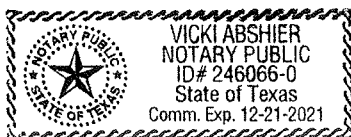
By: Veramendi Development Company, LLC  
a Texas limited liability company

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

By:   
Peter James, President

THE STATE OF                   §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on this 16th day of March, 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**  
**THE PROPERTY**



METES AND BOUNDS DESCRIPTION  
FOR  
UNIT 3

A 21.506 acre, or 936,814 square feet more or less, tract of land being out of that called 225.715 acre tract, described in deed to Veramendi PD-Brisbane, LLC recorded in Document No 201706013192 of the Official Public Records of Comal County, Texas, out of the Juan Martin De Veramendi Survey No. 2, Abstract 3, in the City of New Braunfels, Comal County, Texas. Said 21.506 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:

COMMENCING: At a found ½" iron rod the north corner of Lot 2, Block 3 of Oak Run Commercial Reserve Unit 7, recorded in Volume 14, Page 90 of the Map and Plat Records of Comal County, Texas and the east corner of Oak Run Subdivision Unit 14 recorded in Document No. 200606032712 of the Map and Plat Records of Comal County, Texas and on the southwest line of said called 225.715 acre tract;

THENCE: S 37°34'47" E, along and with the common boundary line of said called 225.715 acre tract and said Lot 2, a distance of 228.74 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", from which a found ½" iron rod bears S 37°34'47" E, a distance of 140.85 feet and a found TxDot Monument (Type II) bears S 37°34'12" E, a distance of 1198.96 feet to the northwest right-of-way line of Texas Loop 337 (Texas 46);

THENCE: Departing the said common boundary line, over and across said called 225.715 acre tract, the following bearings and distances:

N 24°00'00" E, a distance of 734.52 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 43°46'49" E, a distance of 342.05 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" to the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing over and across said called 225.715 acre tract, the following bearings and distances:

N 46°13'11" W, a distance of 10.97 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of N 40°18'44" W, a radius of 50.00 feet, a central angle of 121°13'19", a chord bearing and distance of N 10°55'24" W, 87.13 feet, for an arc length of 105.79 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a reverse curve to the right, said curve having a radius of 15.00 feet, a central angle of 37°58'26", a chord bearing and distance of N 52°32'50" W, 9.76 feet, for an arc length of 9.94 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 33°33'37" W, a distance of 199.20 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 56°26'23" W, a distance of 52.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 56°26'23" W, a radius of 15.00 feet, a central angle of 94°00'00", a chord bearing and distance of N 80°33'37" W, 21.94 feet, for an arc length of 24.61 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 31°16'04" W, a distance of 52.32 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 52°26'23" W, a distance of 167.93 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 37°33'37" W, a distance of 138.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 52°26'23" W, a distance of 310.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 37°33'37" E, a distance of 73.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 52°26'23" W, a distance of 182.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 37°33'37" W, a distance of 485.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 52°26'23" E, a distance of 115.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 37°33'37" W, a distance of 52.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 52°26'23" E, a distance of 41.64 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

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

N 52°26'23" E, a distance of 650.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

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

N 52°26'23" E, a distance of 37.35 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the right, said curve having a radius of 474.00 feet, a central angle of 03°13'22", a chord bearing and distance of N 54°03'04" E, 26.66 feet, for an arc length of 26.66 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";;

N 34°20'15" W, a distance of 52.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Along a non-tangent curve to the right, said curve having a radial bearing of S 34°20'15" E, a radius of 526.00 feet, a central angle of 02°06'53", a chord bearing and distance of N 56°43'11" E, 19.41 feet, for an arc length of 19.41 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";;

N 32°13'23" W, a distance of 122.81 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 52°26'23" E, a distance of 4.49 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 63°03'41" E, a distance of 127.96 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 75°58'12" E, a distance of 91.35 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 81°26'49" E, a distance of 112.47 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 86°32'13" E, a distance of 161.39 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of S 85°14'59" E, a radius of 1043.00 feet, a central angle of 25°36'57", a chord bearing and distance of S 08°03'28" E, 462.43 feet, for an arc length of 466.30 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";;

S 20°51'56" E, a distance of 294.58 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a tangent curve to the left, said curve having a radius of 943.00 feet, a central angle of 27°04'36", a chord bearing and distance of S 34°24'14" E, 441.50 feet, for an arc length of 445.64 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 43°46'49" W, a distance of 345.40 feet to the POINT OF BEGINNING and containing 21.506 acre in the City of New Braunfels, Comal County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9000-18 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: January 17, 2018  
JOB NO. 9000-18  
DOC. ID. N:\Survey\18\18-9000\9000-18\Word\9000-18 MB 21.506 AC.docx



*G.E. Buchanan*  
01/17/2018

