

AFTER RECORDING RETURN TO:

Phillip Schmandt
McGinnis Lochridge
600 Congress Avenue, Suite 2100
Austin, Texas 78701

VERAMENDI
NOTICE OF REDUCTION OF ASSESSMENTS
[RESIDENTIAL]
[LOTS OWNED BY HOMEBUILDERS]

(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 REDUCTION OF ASSESSMENTS
[RESIDENTIAL]
[LOTS OWNED BY HOMEBUILDERS]

This Notice of Reduction of Assessments [Residential] [Lots Owned by Homebuilders] is made and executed by Veramendi Development Company, LLC, a Texas limited liability company (“**Declarant**”) and is as follows:

1. **Authority under Master Covenant.** Pursuant to *Section 5.09(f)* of that certain Veramendi Master Covenant [Residential], recorded as Document No. 201806003832, Official Public Records of Comal County, Texas (the “**Covenant**”), Declarant may, in its sole discretion, elect to reduce the levy of Assessments against any un-platted, unimproved or improved portion of the Development, Lot or Condominium Unit.

2. **Reduction of Assessments.** Declarant hereby elects to reduce the levy of Assessments by one-half (1/2) against each Lot owned by a Homebuilder (collectively, the “**Benefited Lots**” and individually, a “**Benefited Lot**”). The reduction of Assessments as to each Benefited Lot will expire on the date the Homebuilder that owns such Benefited Lot conveys the Benefited Lot to a third party that does not qualify as a Homebuilder under the Covenant. In the event of any dispute regarding whether the Owner of a Lot qualifies as a Homebuilder or the conveyance date as to a Benefited Lot, such dispute will be resolved by the Declarant, in its sole and absolute discretion.

3. **Miscellaneous.** Any capitalized terms used and not otherwise defined in this notice shall have the meanings set forth in the Covenant.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the _____ day of February, 2018.

DECLARANT:

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

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

By: _____

Name: Peter James

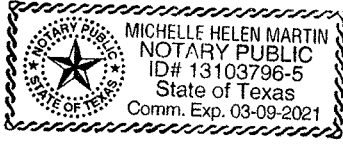
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 2 day of February, 2018, 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.

[seal]

Notary Public, State of Texas
3/9/2021



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

VERAMENDI
NOTICE OF APPLICABILITY
[RESIDENTIAL]
[SECTION 13N]

(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]
[SECTION 13N]

This Notice of Applicability of Veramendi Master Covenant [Residential] [Section 13N] 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 26.2 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 1 AND VERAMENDI PRECINCT 13 UNIT 2, each 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.

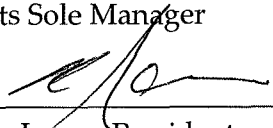
[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the ___ day of February, 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

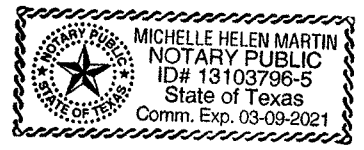
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 2 day of February, 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.

[seal]



Notary Public, State of Texas
Exp 3/9/2021



CONSENT OF LANDOWNER

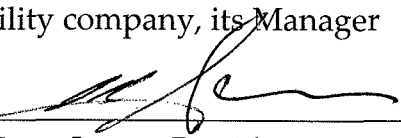
The undersigned being the fee title owner of the Property, executes this instrument for the purpose of evidencing its consent to the terms and provisions hereof. The undersigned further expressly acknowledges and agrees that : (i) all of the Property shall be held, sold, conveyed, and occupied subject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

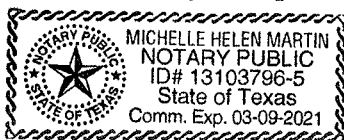
By: Veramendi Development Company, LLC
a Texas limited liability company

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

By: 
Peter James, President

THE STATE OF §
 §
COUNTY OF Texas §

This instrument was acknowledged before me on this 2 day of February, 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.

[seal] 

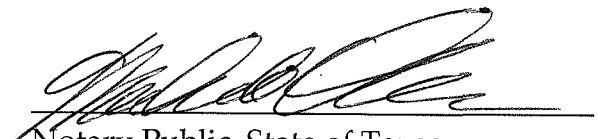

Notary Public, State of Texas
Exp 3/9/2021

EXHIBIT A
THE PROPERTY



METES AND BOUNDS DESCRIPTION
FOR

A 26.949 acre, or 1,173,885 square feet more or less, tract of land out of that 255.715 acre tract described in deed to Veramendi PE 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 Comal County, Texas. Said 26.949 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 yellow cap stamped "Pape-Dawson" on the southwest line of said 255.715 acre tract, the southwest corner of a 19.135 acre tract recorded in Document No. 201606012287 of the Official Public Records of Comal County, Texas, from which a found ½" iron rod with yellow cap stamped "Pape-Dawson" at the east corner of Oak Run Parkway, an 80-foot right-of-way recorded in Document No. 201206032242 of the Deed and Plat Records of Comal County, Texas bears N37°38'22" W, a distance of 1.00;

THENCE: N 50°33'53" E, along and with the southeast line of said 19.135 acre tract, a distance of 6.17 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: Northeasterly, continuing along and with the southeast line of said 19.135 acre tract, along a tangent curve to the right, said curve having a radius of 659.00 feet, a central angle of 01°52'30", a chord bearing and distance of N 51°30'08" E, 21.56 feet, for an arc length of 21.57 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 52°26'23" E, a distance of 651.21 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northeasterly, along a tangent curve to the right, said curve having a radius of 559.00 feet, a central angle of 33°03'37", a chord bearing and distance of N 68°58'11" E, 318.09 feet, for an arc length of 322.55 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: Over and across said 255.715 acre tract the following bearings and distances:

N 85°30'00" E, a distance of 20.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 86°38'45" E, a distance of 100.02 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 85°30'00" E, a distance of 80.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Southeasterly, along a tangent curve to the right, said curve having a radius of 557.00 feet, a central angle of 21°00'00", a chord bearing and distance of S 84°00'00" E, 203.01 feet, for an arc length of 204.15 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 73°30'00" E, a distance of 240.07 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 16°30'00" W, a distance of 325.61 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the right, said curve having a radius of 50.00 feet, a central angle of 37°26'38", a chord bearing and distance of S 35°13'19" W, 32.10 feet, for an arc length of 32.68 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Southwesterly, along a reverse curve to the left, said curve having a radius of 15.00 feet, a central angle of 37°26'38", a chord bearing and distance of S 35°13'19" W, 9.63 feet, for an arc length of 9.80 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 16°30'00" W, a distance of 201.55 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Southeasterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 86°24'09", a chord bearing and distance of S 26°42'04" E, 20.54 feet, for an arc length of 22.62 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 14°06'45" W, a distance of 52.34 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of $94^{\circ}44'20''$, a chord bearing and distance of $S 63^{\circ}52'10'' W$, 22.07 feet, for an arc length of 24.80 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

$S 16^{\circ}30'00'' W$, a distance of 15.98 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the right, said curve having a radius of 326.00 feet, a central angle of $35^{\circ}56'23''$, a chord bearing and distance of $S 34^{\circ}28'11'' W$, 201.15 feet, for an arc length of 204.49 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

$S 52^{\circ}26'23'' W$, a distance of 501.45 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

Southwesterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing and distance of $S 07^{\circ}26'23'' W$, 21.21 feet, for an arc length of 23.56 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

$S 37^{\circ}33'37'' E$, a distance of 218.98 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

$S 52^{\circ}26'23'' W$, a distance of 183.10 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson" on the southwest line of said 255.715 acre tract;

THENCE: $N 37^{\circ}37'26'' W$, a distance of 1073.44 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "Pape-Dawson";

THENCE: $N 37^{\circ}38'22'' W$, a distance of 136.98 feet to the POINT OF BEGINNING, and containing 26.949 acres in Comal County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9147-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 5, 2017 (Revised: January 25, 2018)
JOB NO. 9147-17
DOC. ID. N:\Survey17\17-9100\9147-17\Word\9147-17 FN-26.949 AC.docx

