

New Braunfels Title Co.
G.F.# NBT-918-2020 KB

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

VERAMENDI
NOTICE OF APPLICABILITY
[RESIDENTIAL]
[PRECINCT 13 UNIT 7]

(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 13 UNIT 7]

This Notice of Applicability of Veramendi Master Covenant [Residential] [Precinct 13 Unit 7] 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 9.597 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 7, 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 26 day of February, 2020.

DECLARANT:

Veramendi Development Company, LLC
a Texas limited liability company

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

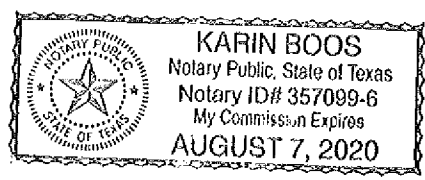
By: [Signature]
Peter James, President

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on this 26 day of February, 2020, 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.

[Signature]
Notary Public, State of Texas

[seal]



CONSENT OF LANDOWNER

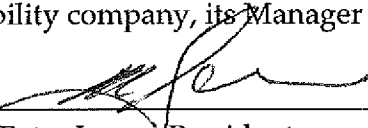
The undersigned being the fee title owner of the Property, executes this instrument for the purpose of evidencing its consent to the terms and provisions hereof. The undersigned further expressly acknowledges and agrees that : (i) all of the Property shall be held, sold, conveyed, and occupied subject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

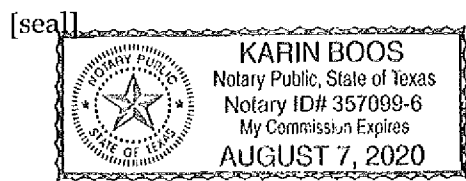
By: Veramendi Development Company, LLC
a Texas limited liability company

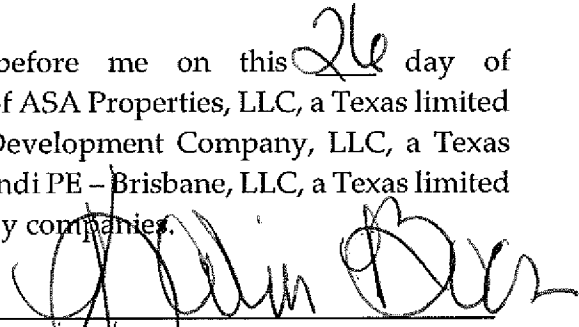
By: ASA Properties, LLC a Texas limited liability company, its Manager

By: 
Peter James, President

THE STATE OF §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on this 26 day of February 2020 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

VERAMENDI [PRECINCT 13 UNIT 7]
NOTICE OF APPLICABILITY

EXHIBIT A
THE PROPERTY

A 9.597 acre, or 418,026 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 9.597 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 ½" iron rod with a cap marked "Pape Dawson", the south corner of Lot 905, Block 19 of the Veramendi Precinct 13, Unit 2 recorded in Document No. 201806043759 of the Map and Plat Records of Comal County, Texas, on the northeast line of Lot 7, Block 13 of the Oak Run Subdivision Unit 11 recorded in Document No. 9806024554 of said Map and Plat Records, being the west corner of the herein described tract;

THENCE: N 52°26'23" E, along and with the southeast line of said Lot 905, and the southeast line of Rosemellow St, a 52-foot right-of-way, described in said Veramendi Precinct 13, Unit 2, a distance of 183.10 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a reentrant corner of this tract;

THENCE: N 37°33'37" W, along and with the northeast right-of-way line of said Rosemellow St., a distance of 34.98 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the south corner of a Variable Width Drainage Easement, recorded in Document No. 201806006663 of the said Official Public Records;

THENCE: N 52°26'23" E, departing the northeast right-of-way line of said Rosemellow St, along and with the southeast line of said Variable Width Drainage Easement, over and across said 255.715 acre tract, a distance of 130.00 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: Departing the southeast line of said Variable Width Drainage Easement, continuing over and across said 255.715 acre tract, the following bearings and distances:

S 37°33'37" E, a distance of 350.00 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

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

S 37°33'37" E, a distance of 90.00 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 52°26'23" E, a distance of 410.00 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";

N 52°26'23" E, a distance of 34.64 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 37°33'37" E, a distance of 172.00 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", on the northwest line of Lot 72, Block 19 of the Veramendi Precinct 13, Unit 3, recorded in Document No. 201806043762 of the said Map and Plat Records;

THENCE: S 52°26'23" W, along and with the northwest line of said Block 19, at a distance of 470.00 feet passing the west corner of Lot 909, Block 19 of the said Veramendi Precinct 13, Unit 3, and continuing, for a total a distance of 939.64 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", on the northeast line of Lot 12, Block 15 of the Oak Run Subdivision Unit 12, recorded in Document No. 9906018773 of the said Map and Plat Records;

THENCE: N 37°36'44" W, along and with the northeast line of said Oak Run Subdivision Unit 12, a distance of 366.47 feet to a found ½" iron rod, the north corner of Lot 8, Block 15 of said Oak Run Subdivision Unit 12 and the east corner of Lot 9, Block 13 of the said Oak Run Subdivision Unit 11;

THENCE: N 37°28'58" W, along and with the northeast line of said Oak Run Subdivision Unit 11, a distance of 242.96 feet to a found ½" iron rod, the north corner of Lot 8, Block 13 of the said Oak Run Subdivision Unit 12 and the south corner of said Lot 7;

THENCE: N 37°37'26" W, continuing along and with the northeast line of said Oak Run Subdivision Unit 12, a distance of 87.59 feet to the POINT OF BEGINNING and containing 9.597 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 9190-19 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 22, 2020
JOB NO. 9190-19
DOC. ID. N:\Survey19\19-9100\9190-19\Word\9190-19 FN 9.597 AC.docx

Filed and Recorded
Official Public Records
Bobbie Koeppe, County Clerk
Comal County, Texas
02/28/2020 03:15:16 PM
TERRI 6 Pages(s)
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Bobbie Koeppe

VERAMENDI [PRECINCT 13 UNIT 7]
NOTICE OF APPLICABILITY