

332

EXHIBIT

CERTIFICATE OF ANNEXATION
TO
DECLARATION OF COVENANTS, CONDITIONS
EASEMENTS AND RESTRICTIONS
FOR
SENDERO RANCH
(UNIT 2A)

96- 0120074

COPY

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BEXAR §

WHEREAS, by Declaration of Covenants, Conditions, Easements and Restrictions (the "Declaration") for SENDERO RANCH (the "Subdivision"), dated October 25, 1994 and recorded in Volume 6241, Pages 897-918 of the Real Property Records of Bexar County, Texas, SENDERO RANCH DEVELOPMENT, LTD. (the "Declarant") subjected 78.88 acres (out of a 618.12 acre tract of land owned by Declarant and located in Bexar County) to the covenants, conditions, easements and restrictions described in the Declaration, such 78.88 acre tract having been platted of record in Volume 9530, Pages 39-41 of the Map and Plat Records of Bexar County as SENDERO RANCH, UNIT 1, A PLANNED UNIT DEVELOPMENT; and

WHEREAS, Section 2 of Article III of the Declaration specifically provides that the Declarant has the right to annex to the Subdivision additional lands out of the 618.12 acre tract and thereby bring these additional lands within the purview of the Declaration; and

WHEREAS, the Declarant now desires to annex to the Subdivision a 66.69 acre tract of land located in Bexar County, Texas, which has been platted of record as SENDERO RANCH, UNIT 2A, A PLANNED UNIT DEVELOPMENT in Volume 9534, at Page 148 of the Map and Plat Records of Bexar County, Texas.

NOW, THEREFORE, SENDERO RANCH DEVELOPMENT, LTD. declares that as of this day said 66.69 acre tract is annexed within and to Sendero Ranch and shall be held, sold and conveyed subject to all of the easements, restrictions, covenants, terms and conditions which are set forth in the Declaration, and all recorded amendments thereto, specifically including, but not limited to, the Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions recorded in Volume 6752, Page 1823 of the Real Property Records of Bexar County, Texas; subject, however, to the following additional provisions:

1. In addition to the dedications, easements, limitations, reservations and restrictions generally found on subdivision plats in Bexar County, Texas, the plat of the herein described Unit 2A contains the following easements and notation:

lots 95, 96, 98, 99, 100 and 101 in Block 1 of Unit 2A contain drainage easements adjacent to the platted street or between the main portion of the lot and a platted street. No building permits or service connections shall be issued on those portions of those lots until adequate all-weather structures, approved by the Department of Public Works, are constructed to provide access across the drainage easement to the remaining portions of those lots.

2. The plat of Unit 2A states that Lots 86-91 and 94-97 contain "aquifer recharge feature easements". The Water Pollution Abatement Plan approved for Sendero Ranch by the Texas Natural Resource Conservation Commission (the Dec. 1, 1994 clarification) states, "No septic tank system shall be installed within 75 feet of any Aquifer Recharge Easement."

Except as specifically modified hereby, all other terms, conditions, easements, restrictions and covenants contained in the Declaration and all duly recorded amendments thereto shall apply to all lots in said Unit 2A. This Annexation Certificate shall inure to the benefit of and be binding upon, the Declarant and its successors and assigns, and the

BOOK 06841 PAGE 61816

Declaration and all amendments thereto shall be deemed to be covenants running with the 66.69 acre tract of land described herein.

IN WITNESS WHEREOF, the undersigned executed this instrument as of the 8th day of August, 1996.

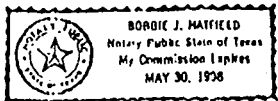
SENDERO RANCH DEVELOPMENT, LTD.

By: H.C. Inlet, Inc., General Partner

By: Thomas E. Driscoll
Thomas E. Driscoll,
Its President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on August 8th, 1996, by THOMAS E. DRISCOLL, President of H.C. Inlet, Inc., a General Partner of SENDERO RANCH DEVELOPMENT, LTD., a Texas Limited Partnership, on its behalf.



Bordie J. Hatfield
Notary Public in and for the
State of Texas

UPON RECORDATION, PLEASE
RETURN TO:

Sendero Ranch Development, Ltd.
c/o Luraloo H. Wallace
Attorney at Law
115 E. Travis St., Suite 1724
San Antonio, Texas 78205

Filed for Record in
BEXAR COUNTY, TEXAS
JERRY ALCONCZAK, COUNTY CLERK
On Aug 08 1996
At 4:22pm

[Handwritten signature]

Receipt \$ 24.00
Recording \$ 2.00
Doc/Inst \$ 2.00
Doc/Inst # 96-048874
Deputy - Jane Hernandez

AUG 08 1996



Jerry Alconczak
COUNTY CLERK BEXAR COUNTY, TEXAS

808K 06847 51817