

8C1686

CERTIFICATE OF ANNEXATION (UN. 3)
TO
DECLARATION OF COVENANTS, CONDITIONS
EASEMENTS AND RESTRICTIONS
FOR
SENDERO RANCH

COPY

95- 0118619

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 Developer now desires to annex to the Subdivision a 238.10 acre tract of land located in Bexar County, Texas, which has been platted of record as **SENDERO RANCH, UNIT 3, A PLANNED UNIT DEVELOPMENT** in Volume 9531, at Pages 202-204 of the Map and Plat Records of Bexar County, Texas.

NOW, THEREFORE, **SENDERO RANCH DEVELOPMENT, LTD.** declares that as of this day said 238.10 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; 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 3 contains the following easements and/or notes:
 - (a) Lots 39, 40, 41, 42, 43, 44, 46, 47 and 48 of Unit 3 contain a one foot (1') non-access easement along the boundary line adjacent to Bulverde Road. This prohibits direct access to these lots from Bulverde Road.
 - (b) Lots 19, 20, 21, 22 and 50 in Block 1 of Unit 3 contain drainage easements adjacent to the platted street or, in the case of Lot 50, adjacent to its access to a platted street. No building permits or service connections shall be issued on the remaining portions of these 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 these lots.
2. The Water Pollution Abatement Plan approved by the Texas Natural Resource Conservation Commission (the "TNRCC") specifies that Lots 39, 40, 41, 67 and 58 in Unit 3 contain "aquifer recharge feature easements". Attached hereto as a 2-page Exhibit "A" are plats of these lots reflecting the location of these easements within these lots. The TNRCC's letter of approval specifies that septic tanks and septic tank drainfields shall not be allowed within seventy-five feet (75') of the "aquifer recharge feature easements".

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 3. This Annexation Certificate shall inure to the benefit of and be binding upon, the Declarant and its successors and assigns, and the Declaration and all amendments thereto shall be deemed to be covenants running with the 238.10 acre tract of land described herein.

IN WITNESS WHEREOF, the undersigned executed this instrument as of the 1st day of August, 1995.

SENDERO RANCH DEVELOPMENT, LTD.

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

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

By: Crockett Development, Inc., General Partner

By: Christopher C. Hill
Christopher C. Hill,
Its President

The below named owners of lots in Unit 3 hereby agree that their respective lots are subjected to this Certificate of Annexation:

Rudolph J. Fuselier
RUDOLPH J. FUSELIER

Rhonda Sue Fuselier
RHONDA SUE FUSELIER

Lot 65, Unit 3 (Date: August 10, 1995)

Steven R. Shroyer
STEVEN R. SHROYER

Julie E. Shroyer
JULIE E. SHROYER

Lot 32, Unit 3 (Date: August 10, 1995)

~~DAVID FOREY~~
~~Rep.~~
~~Lot 38, Unit 3 (Date: August 1995)~~

~~CINDY FOREY~~

James R. Inglett
JAMES R. INGLETT

Gina Gonzalez Inglett
GINA GONZALEZ INGLETT

Lot 53, Unit 3 (Date: August 4, 1995)

Roland K. Benson
ROLAND K. BENSON

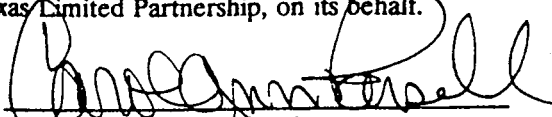
Tami U. Benson
TAMI U. BENSON

Lot 71, Unit 3 (Date: August 1, 1995)

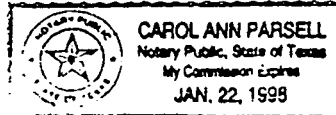
VOL 6501 PG 2056

STATE OF TEXAS §
 §
COUNTY OF BEXAR §


This instrument was acknowledged before me on August 4, 1995, by THOMAS E. DREISS, President of H.C. Inlet, Inc., a General Partner of SENDERO RANCH DEVELOPMENT, LTD., a Texas Limited Partnership, on its behalf.

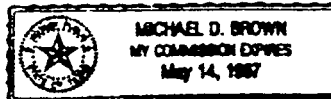

Notary Public in and for the
State of Texas

STATE OF TEXAS §
 §
COUNTY OF BEXAR §



This instrument was acknowledged before me on August 2nd, 1995, by CHRISTOPHER C. HILL, President of Crockett Development, Inc., a General Partner of SENDERO RANCH DEVELOPMENT, LTD., a Texas Limited Partnership, on its behalf.

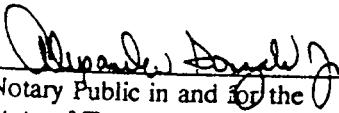

Notary Public in and for the
State of Texas



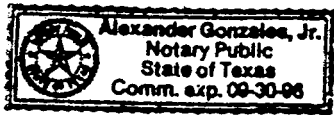
VOL 6501 PG 2057

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on August 16th 1995, by
RUDOLPH J. FUSELIER and RHONDA SUE FUSELIER.



Notary Public in and for the
State of Texas



VOL 6501 PG 2058


~~STATE OF TEXAS §
 §
COUNTY OF BEXAR §~~

~~This instrument was acknowledged before me on August _____, 1995, by DAVID FOREY and CINDY FOREY.~~

~~Notary Public in and for the State of Texas~~

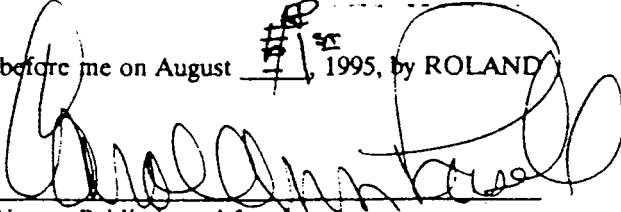
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

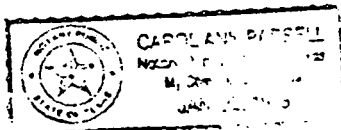
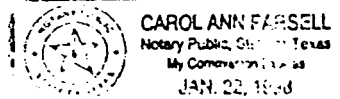
This instrument was acknowledged before me on August 4, 1995, by JAMES R. INGLETT and GINA GONZALEZ INGLETT.


Notary Public in and for the State of Texas

STATE OF TEXAS §
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COUNTY OF BEXAR §

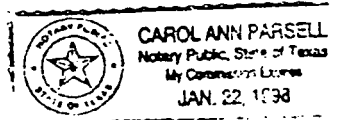
This instrument was acknowledged before me on August 7, 1995, by ROLAND K. BENSON and TAMI V. BENSON.


Notary Public in and for the State of Texas



UPON RECORDATION, PLEASE RETURN TO:

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

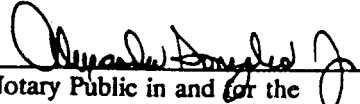


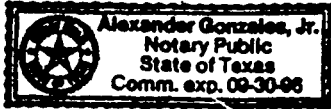
VOL 6501 PG 2059

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on August 10th, 1995, by STEVEN R. SHROYER and JULIE E. SHROYER.


Notary Public in and for the
State of Texas

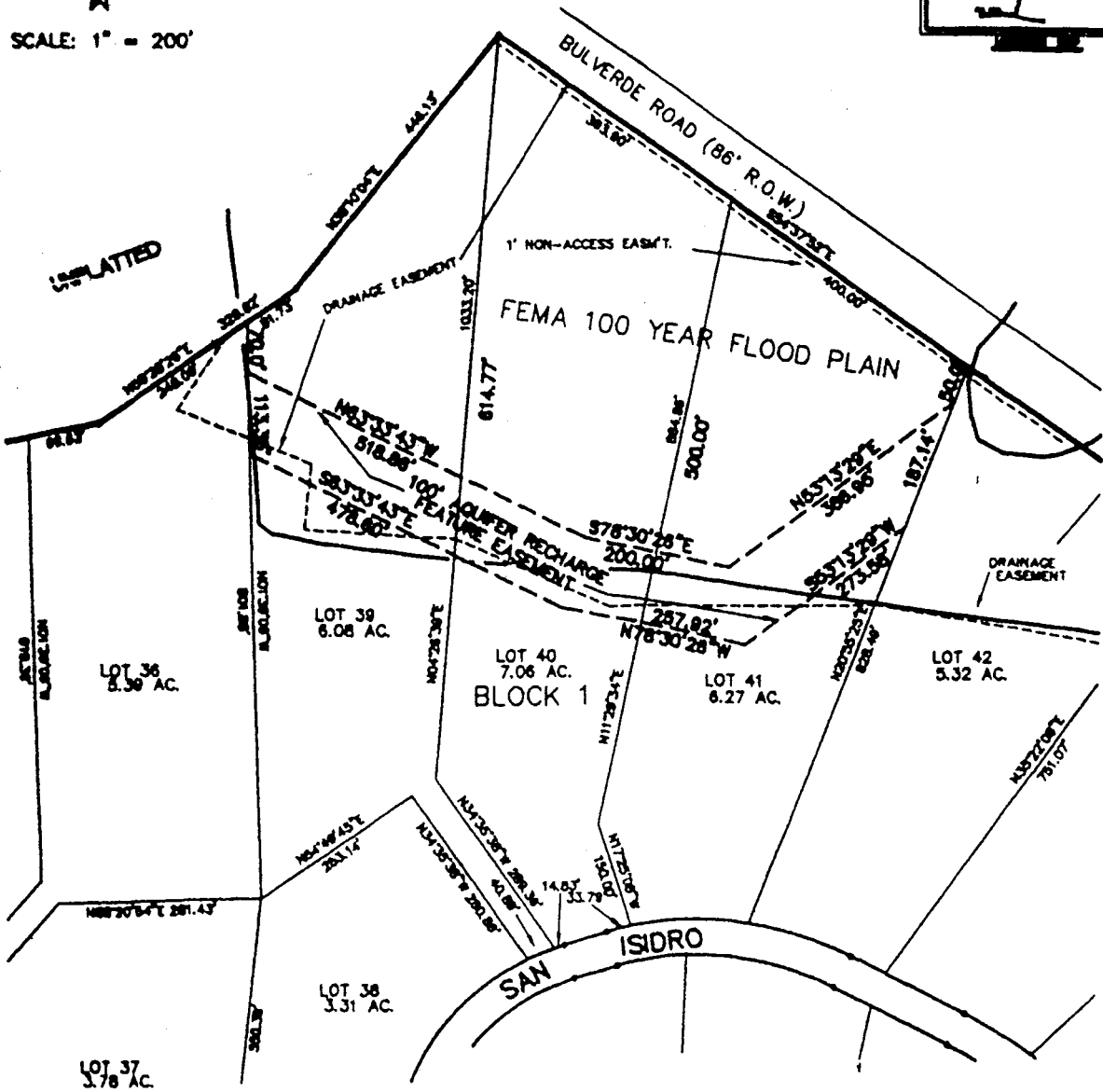


Y0116501 PG2060

Exhibit "A" - Page 1 of 2
SENDERO RANCH UNIT 3
AQUFER RECHARGE
FEATURE EXHIBIT



SCALE: 1" = 200'



VOL16501 PG2061



ALAMO CONSULTING
 ENGINEERING &
 SURVEYING, INC.

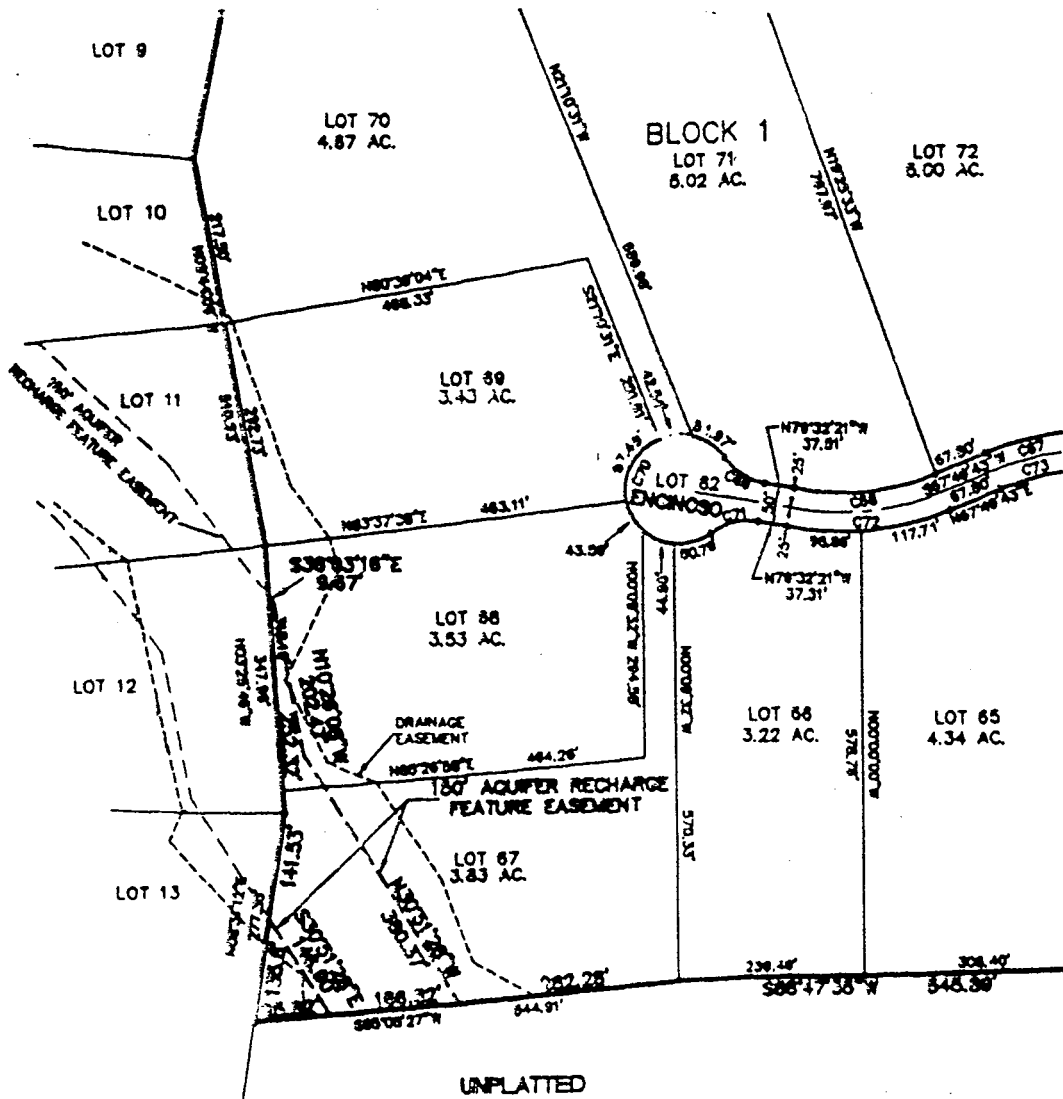
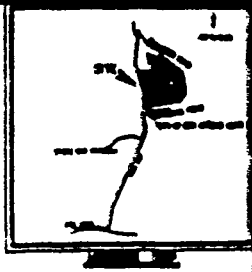
DATE: 4/18/86

JOB NO. 073303
 FILE: AQUIFER

Exhibit "A" - Page 2 of 2
SENDERO RANCH UNIT 3
AQUIFER RECHARGE
FEATURE EXHIBIT



SCALE: 1" = 200'



VO16501 PG2062



ALAMO CONSULTING
 ENGINEERING &
 SURVEYING, INC.

DATE: 4/18/95

JOB NO. 073303
 FILE: AQUIFER

Any provision hereof which purports to affect the validity of the described real property because of its non-compliance with the provisions of the Federal Law, is hereby certified that this instrument was FILED in the Public Records on the date and at the time stamped hereon by me and was duly RECORDED in the Public Records of Real Property of Bexar County, Texas etc.

AUG 11 1995



George R. ...

COUNTY CLERK
BEXAR COUNTY, TEXAS

VOL: 6501 PG: 2063

RECORDED & MEMORIALIZED
AT THE TIME OF RECORDATION THE INSTRUMENT WAS FOUND TO BE IN CONFORMANCE WITH THE BEST INTERESTS OF THE PUBLIC AND THE POLIOLOGY HAS COLLECTED THE BEST INTERESTS OF THE PUBLIC.

Filed for Record in:
BEXAR COUNTY, TX
GEORGE RICHMOND, COUNTY CLERK
On Aug 11 1995
At 3:29pm
Receipt #: 155186
Recording: 17.00
Doc/Mgmt: 6.00
Doc/Man: 95-0119619
Deputy -Suzanne Ybarra