

COPY

96- 0179017

Planned

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

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 107.61 acre tract of land located in Bexar County, Texas, which has been platted of record as SENDERO RANCH, UNIT 2B, A PLANNED UNIT DEVELOPMENT in Volume 9535, at Page 172 of the Map and Plat Records of Bexar County, Texas.

NOW, THEREFORE, SENDERO RANCH DEVELOPMENT, LTD. declares that as of this day said 107.61 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 2B contains the following easement and notation:

 Lots 121, 122, 125, 126, 127, 133 and 134 of Unit 2B contain a one foot (1') vehicular non-access easement along the boundary line adjacent to Bulverde Road. This prohibits direct vehicular access to these lots from Bulverde Road.
2. The plat of Unit 2B states that Lots 107, 108, 135, 136, 137 and 141 in Unit 2B contain "aquifer recharge feature easements". The Water Pollution Abatement Plan approved for Sendero Ranch by the Texas Natural Resource Conservation Commission (the December 1, 1994 clarification) states, "No septic tank system shall be installed within 75 feet of any Aquifer Recharge Easement."
3. With the prior approval of the Master Design Committee, any Owner owning two or more adjoining Lots in Unit 2B, or portions of two or more adjoining Lots in Unit 2B, or a Lot or portion of a Lot in Unit 2B which adjoins a Lot or portion of Lot such Owner owns in another Unit of the Subdivision, may consolidate such adjoining Lots or portions thereof into a single building site

for the purpose of constructing thereon one residence and such other improvements as are permitted by the Declaration to be placed on a single Lot; and the single Lot resulting from such consolidation shall be deemed to be only one Lot for the purpose of the assessments authorized by Article VI of the Declaration. If the consolidated Lot should ever be re subdivided, or if two or more residences are constructed on it, it then shall bear a separate assessment for each Lot into which it is subdivided or for each Lot upon which there is a residence.

Except as specifically modified hereby, all other terms, conditions, easements, restrictions and covenants contained in the Declaration and all duly recorded amendments thereto, including, but not limited to, the Second Amendment dated March 29, 1996, and recorded in Volume 6752, Page 1823 of the Real Property Records of Bexar County, Texas, shall apply to all lots in said Unit 2B. 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 107.61 acre tract of land described herein.

IN WITNESS WHEREOF, the undersigned executed this instrument this 25th day of November, 1996.

SENDERO RANCH DEVELOPMENT, LTD.

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

By: 
Thomas E. Dreiss,
Its President

STATE OF TEXAS :
 :
COUNTY OF BEXAR :
 :

This instrument was acknowledged before me on November 25th, 1996, 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

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



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Filed for Record in
BEAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Nov 26 1996
At 1:57pm

Receipt #: 271836
Recording: 5.00
Doc/Hqst: 6.00

Doc/Num: 96-0179027
Deputy - Catherine Revilla

Any provision herein which exceeds the authority, or is in violation of the laws of the State of Texas, County of Bexar, is hereby rejected. This instrument was FILED in the Public Records on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Record of Bear County, Texas.

NOV 28 1996



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

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