



Declaration of Restrictive Covenants

Date: July 1st, 2021

Declarant: 10130 SH 173 Land, LLC, a Texas limited liability company

Declarant's Address:

141 Danube, Suite 102, San Antonio, Texas 78213

Property: A 399.16-acre tract located in Atascosa County, Texas, more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Definitions:

"Covenants" means the covenants, conditions, and restrictions described as:

1. Agricultural and Residential use only for the Property and only two (2) residences per Lot. Commercial use of the Property is prohibited.
2. Home manufactured date must be no older than five (5) years at the time of placement on the Property and permanent skirting must be attached to the manufactured home within sixty (60) days of installation on the Lot.
3. No single-wide mobile home or single-wide manufactured home is permitted on the Property.
4. Each improvement for a residence must be at least fifty (50) feet from any internal or external Property boundary line.
5. Property owners with land along a private road, or easement for ingress and egress, may not construct a fence or gate, or encroach in any manner, the road or easement. All fencing must be along the easement boundary lines. Two cattle guards and fencing along the Property lines are acceptable with approval of the Sendero Crossing Homeowners Association, Inc.
6. All areas within fifty (50) feet of any Property line must be kept free of all trash, debris, equipment, structures, deer blinds, feeders, and parked or immobile vehicles.
7. The Property may not be further subdivided in any manner from the originally subdivided lots indicated on the subdivision plat recorded in Atascosa County, Texas, a copy of which is attached hereto as Exhibit "B".

"Declarant" means 10130 SH 173 Land, LLC, a Texas limited liability company

"Easements" means designated Easements within the Property for ingress/egress, utilities, drainage, and other purposes.

"Lot" means each tract of land designated as a lot, or as planned to be designated as a lot, on the "Plat"

of the Property recorded in Atascosa County, Texas.

“Owner” means residential title owner of any portion of the Property, who will automatically become a member of the Sendero Crossing Homeowners Association, Inc. (“Association”).

All assessments of the Sendero Crossing Homeowners Association, Inc., to be paid by the Owners as Members of the Association, are subordinate to all valid recorded liens that are legal according to the Texas Constitution and statutes for attachment to residential property, and use the property as security for funding. The assessments will be used to enforce these restrictions and to provide maintenance for the road for ingress and egress created in the Subdivision. Lots in the Subdivision adjacent to State Highway 173 will pay a lesser amount of annual assessments to the Association due to the limited use of the road created and maintained in the Subdivision.

Clauses and Covenants

Declarant imposes the Covenants on the Property. All Owners and other occupants of the Property by their acceptance of their deeds, leases, or occupancy agree that the Property is subject to the Covenants.

The Covenants are necessary and desirable to establish a uniform plan for the development and use of the Property for the benefit of all Owners. The Covenants run with the land and bind all Owners, occupants, and any other person holding an interest in the Property.

Each Owner and occupant of the Property agrees to comply with this Declaration and agrees that failure to comply may subject him/her to a fine, damages, or injunctive relief.

This Declaration runs with the land and is binding in perpetuity, as permitted by law. Failure to enforce this Declaration is not a waiver. This Declaration may be amended at any time by the affirmative vote of 67 percent (67%) of all Owners of the Property or through the Association. If a provision of this Declaration is unenforceable for any reason, the unenforceability does not affect any other provision of this Declaration. Any notice required or permitted by this Declaration must be given in writing by certified mail, return receipt requested.

10130 SH 173 Land, LLC, a Texas limited liability company

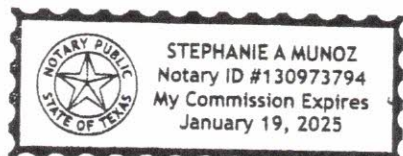


Scott Henneke, Manager

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on July 1st, 2021, by Scott Henneke, as Manager of 10130 SH 173 Land, LLC, a Texas limited liability company, and as Manager of Henneke Financial Group, LLC, a limited liability company, as Member.



Stephanie A Munoz
Notary Public, State of Texas

After recording, please return to:
Henneke Financial Group, LLC
141 Danube, Suite 102
San Antonio, Texas 78213

EXHIBIT "A"
LEGAL DESCRIPTION

A 399.16 acre tract of land being situated about 13.9 miles N 36° W of Jourdanton, in Atascosa County, Texas, out of Survey No. 49, Abstract No. 639, Felix Newman, original grantee, and being all of a 153.66 acre tract conveyed from J. w. McDonald et ux to Herff McDonald by deed dated October 30, 1945 and recorded in Volume 175, Page 73 of the Deed Records of Atascosa County, Texas, and out of the remainder of a 784.46 acre tract conveyed from John E. Patillo to Berniece McDonald & Neil Nixon by deed dated May 19, 1950 of said deed records and a 392.77 acre tract conveyed from Donald L. McDonald, et al to James Floyd McDonald by deed dated February 22, 1968 and recorded in Volume 329, Page 221 of said deed records, and being more particularly described as follows:

Beginning: At a 5/8" iron pin found by a 10" mesquite post in the Northeast line of State Highway 173 (120 feet wide) and the Southwest line of said 784.46 Acre Tract for the south corner of Tract 3 of Hwy 173 Subdivision (Plat 82B, Plat Records) and the West corner of this tract from which a concrete highway marker bears N 74° 01' 48" W 95.20 feet;

Thence: Along a fence with the Southeast line of Tracts 3, 4, 5, 6, 7 and 9 of said subdivision and the Northwest line of this tract as follows:

N 27° 52' 36" E. 1531.27 feet to a 6" cedar post found for the East corner of Tract 3, the South corner of Tract 4 and an angle point of this tract;

N 28° 07' 19" E 185.01 feet to a 6" cedar post found for an angle point;

N 26° 37' 34" E 67.63 feet to a 6" cedar post found for an angle point;

N 23° 34' 13" E 394.66 feet to a 5/8" iron pin set for the East corner of Tract 4 and an angle point of this tract;

S 61° 05' 30" E 31.20 feet with the Southwest line of Tract 5 to a 4" cedar post found for the South corner of tract 5 and an angle point of this tract;

N 27° 35' 32" E 1774.68 feet to a 1/2" iron pin found by a 4" cedar post for the East corner of Tract 7, the South corner of Tract 9, and an angle point of this tract;

N 27° 41' 53" E 1286.52 feet to a 8" cedar post found for the East corner of Tract 9 and the North corner of this tract;

Thence: S 60° 40' 37" E 1691.66 feet along a fence with the Southwest line of a 263.08 acre tract (Volume 282, Page 363, Deed Records) to a 6" cedar post found for the North corner of a 47.941 acre tract (Volume 579, Page 437, Deed Records) an an exterior corner of this tract;

Thence: Along a fence with the Northwest line of said 47.941 acre tract and a 30.522 acre tract

(Volume 758, Page 274, Deed Records) and a Southeast line of this tract as follows:

S 09° 20' 53" W 2013.56 feet to a 4" creosote post found for an angle point;

S 13° 02' 31" E 100.55 feet to a 4" pipe post found for the West corner of said 47.941 acre tract, the North corner of said 30.522 acre tract, and an angle point of this tract;

S 62° 19' 21" W 13.71 feet to a 12" mesquite post found for an angle point;

S 08° 38' 06" W 1934.65 feet to a 5/8" iron pin set by a 5" cedar post for the West corner of said 30.522 acre tract and an interior corner of this tract;

Thence: S 60° 45' 15" E 2538.16 feet along a fence with the Southwest line of said 30.522 acre tract, a 10.830 acre tract (Volume 156, Page 26, Official Public Records), and an 8.84 acre tract (Document #85993, Official Public Records) and the Northeast line of said 153.66 acre tract to a 5/8" iron pin set by railroad tie post for the South corner of said 8.84 acre tract and the East corner of said 153.66 acre tract and of this tract;

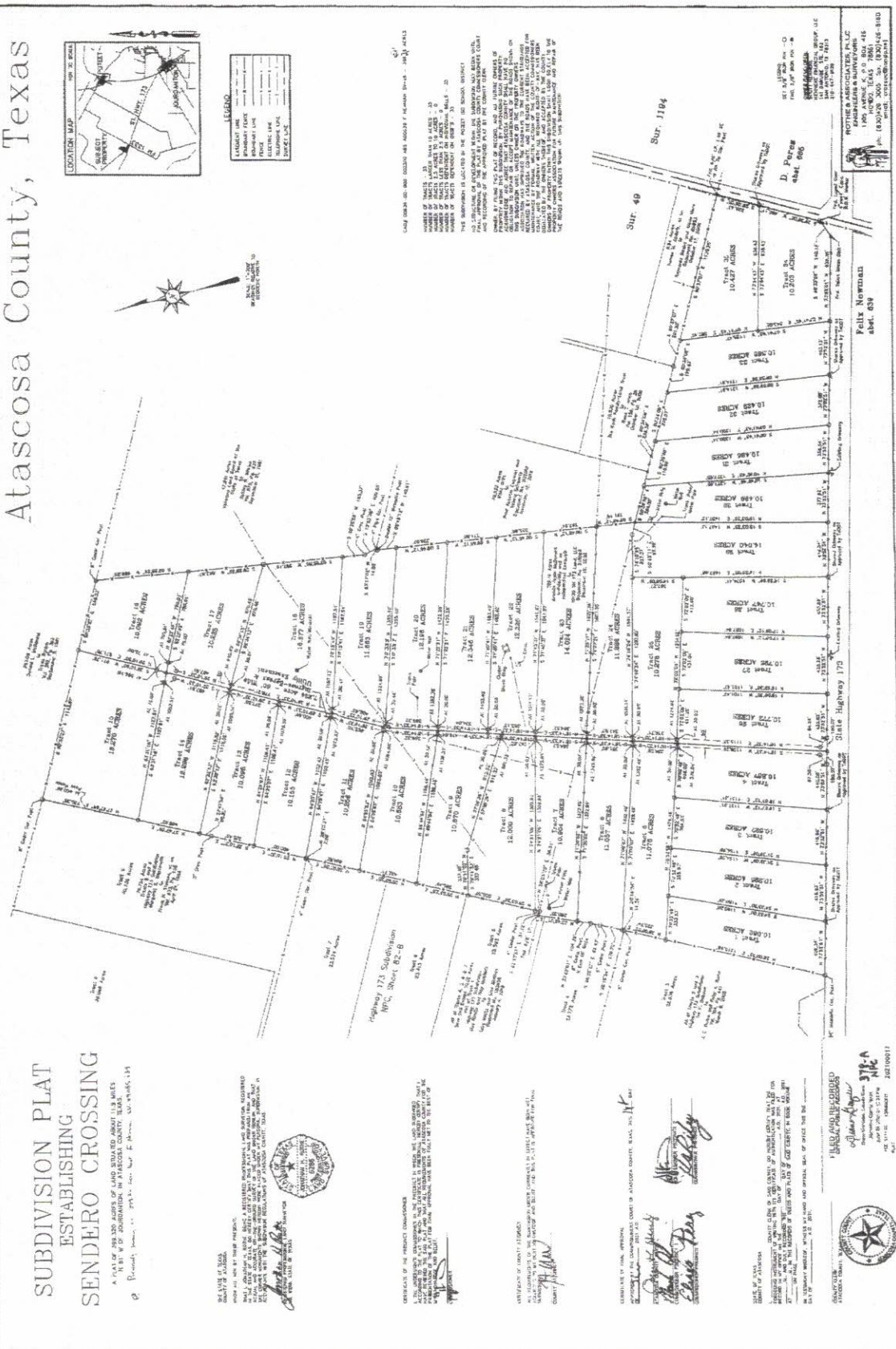
Thence: S 29° 27' 24" W 786.17 feet along a fence with the Northwest line of F. M. Highway 1333 (80 feet wide) to a concrete TXDOT marker found by 6" cedar post at the North end of a cutback line at the intersection of the Northwest line of F. M. Highway 13333 and the Northeast line of State Highway 173 for an angle point of this tract;

Thence: S 67° 28' 53" W 143.28 feet to a brass ROW disk found by 4" cedar post at the South end of said cutback line for the south corner of this tract;

Thence: N 74° 01' 30" W 5570.42 feet along a fence with the Northeast line of State Highway 173 to the POINT OF BEGINNING.

EXHIBIT "B"
RECORDED PLAT

Atascosa County, Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Diane Gonzales, County Clerk

Atascosa County Texas

July 07, 2021 11:28:36 AM

FEE: \$50.00

KPONTON

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RESTRICT