

**SUPPLEMENTARY DECLARATION PROVIDED FOR ANNEXATION OF
RESERVE AT SADDLEHORN
INTO BOERNE SADDLEHORN HOMEOWNERS ASSOCIATION, INC.**

This Supplemental Declaration providing for Annexation of Reserve at Saddlehorn into Boerne Saddlehorn Homeowners Association, Inc. ("**Supplemental Declaration**") is made by JEC JMcDevelopment, Inc., a Texas limited liability company ("**Declarant**").

WHEREAS, a certain instrument entitled Declaration of Covenants, Conditions and Restrictions for Saddlehorn ("**Original Declaration**") was executed by Declarant and recorded July 24, 2012, in Volume 1318, Page 1053 *et seq.*, Official Public Records of Kendall County, Texas, as amended by that certain instrument entitled First Amendment to Declaration of Covenants, Conditions, and Restrictions ("**Amendment**"), recorded August 22, 2012, in Volume 1323, Page 416 *et seq.*, Official Public Records of Kendall County, Texas. The Original Declaration and the Amendment are collectively referred to herein as the "**Declaration**"; and

WHEREAS, Section 7.16 of the Declaration provides that Declarant shall have the right to annex additional real property; and

WHEREAS, Declarant desires to annex certain real property ("**Annexed Property**"), as more particularly described in Exhibit "A-1" and Exhibit "A-2" attached hereto and incorporated herein, into Boerne Saddlehorn Homeowners Association, Inc. and to subject the Annexed Property to the terms and conditions of the Declaration; and

WHEREAS, the Annexed Property is eligible for annexation pursuant to the Declaration.

NOW, THEREFORE, the undersigned Declarant hereby annexes the Annexed Lots into the Boerne Saddlehorn Homeowners Association, Inc. for the purpose of subjecting the Annexed Property to the Declaration, and such Annexed Property are hereby subject to the easements, restrictions, covenants, and conditions contained in the Declaration. This annexation shall be effective upon the recordation of this Supplemental Declaration in the office of the County Clerk of Kendall County, Texas.

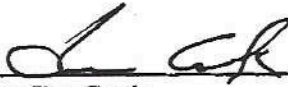
IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration as of the date written below.

Document filed by:
Guaranty Title Company of Boerne
GF # 344

EXECUTED this 25 day of March, 2015.

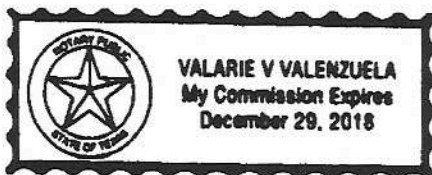
DECLARANT:

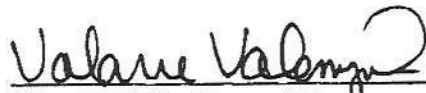
JEC JMcDevelopment, LLC,
a Texas limited liability company

By: 
Name: Jim Cook
Title: Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF KENDALL §

This instrument was acknowledged before me on the 25 day of March, 2015, by Jim Cook, Authorized Agent, of JEC JMcDevelopment, LLC, a Texas limited liability company, on behalf of said corporation and partnership.




Notary Public, State of Texas

PFEIFFER LAND SURVEYING

918 Adler Street, Boerne, Texas 78006
Phone: 830-249-3385

FIELD NOTES FOR AN 8.648 ACRE TRACT OF LAND

Being 8.648 acres of land, more or less, out of Lot 5 in the Cheever Addition in the M.I. Leal Survey No. 180, Abstract No. 298 in Kendall County, Texas and being the same tract of land conveyed to Christine Grier recorded in Volume 1336, Page 360 in the Kendall County Official Records, said 8.648 acre tract being more particularly described by metes and bounds as follows:

Bearing Base used: Bearings and distances as cited in Volume 1336, Page 360, Kendall County Official Records.

All iron pins cited are 1/2" in diameter except where noted.

Reference is made to a 18" x 24" plat dated February 2, 2010 and February 13, 2013, accompanying these field notes.

Beginning at a found iron pin in the occupied west line of F.M. 474 for the southeast corner of the adjoining Saddlehorn Subdivision recorded in Volume 7, Pages 53-55, Kendall County Plat Records, the northeast corner and point of beginning of the above referenced 8.648 acre tract and the northeast corner of this tract;

Thence, along said west line of F.M. 474,

South 03 degrees 09 minutes 01 seconds West, a distance of 40.72 feet to a found 5/8" iron pin by a rock column for the northeast corner of the adjoining Currey Creek subdivision recorded in Volume 4, Pages 367-368, Kendall County Plat Records;

Thence, along the north and west lines of said adjoining Currey Creek subdivision,

North 89 degrees 37 minutes 15 seconds West, a distance of 580.61 feet to a found iron pin by a rock column;

and South 01 degrees 18 minutes 34 seconds West, a distance of 509.02 feet to a found 5/8" iron pin by a rock column for the northeast corner of the adjoining Currey Creek Homeowners Association Inc. - 1.51 acre Detention Pond recorded in Volume 962, Page 713, Kendall County Official Records and the southeast corner of this tract;

Thence, along the north line of said adjoining 1.51 acre tract, North 86 degrees 15 minutes 42 seconds West, a distance of 260.77 feet to a found iron pin for the northwest corner of said adjoining 1.51 acre tract and the northeast corner of the adjoining Vicki Stringer - 2.563 acre tract recorded in Volume 1296, Page 132, Kendall County Official Records and described in Volume 869, Page 452, Kendall County Official Records;



Thence, along the north line of said adjoining 2.563 acre tract, **North 86 degrees 34 minutes 27 seconds West**, a distance of **401.38 feet** to a found iron pin on the east line of the adjoining Robin L. R. Scheel, et ux - 8.358 acre tract recorded in Volume 216, Page 278, Kendall County Official Records for the northwest corner of said adjoining 2.563 acre tract and the southwest corner of this tract;

Thence, along the east line of said adjoining 8.358 acre tract, **North 00 degrees 30 minutes 00 seconds East**, a distance of **511.71 feet** to a found iron pin on the south line of the above referenced adjoining Saddlehorn Subdivision for the northeast corner of said adjoining 8.358 acre tract and the northwest corner of this tract;

Thence, along the south line of said adjoining Saddlehorn Subdivision,

South 89 degrees 50 minutes 34 seconds East, a distance of **417.02 feet** to a found iron pin;

and **South 89 degrees 35 minutes 58 seconds East**, a distance of **833.87 feet** to the **Place of Beginning** containing **8.648 acres**, more or less.

This description is based on the Land Title Survey and plat made by Thomas C. Pfeiffer No. 1973 Registered Professional Land Surveyor on February 2, 2010 and February 13, 2013.

Thomas C. Pfeiffer
Registered Professional Land Surveyor No. 1973
Job Number: 35-13 (8.648 Acre Tract)

EXHIBIT A

MATKIN HOOVER ENGINEERING & SURVEYING

8 Spencer Road, Suite 100, Boerne, Texas 78006
Phone: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 0.372 ACRE TRACT OF LAND

BEING A 0.372 ACRE TRACT OF LAND LOCATED IN THE M.I. LEAL SURVEY NO. 180, ABSTRACT NO. 298, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 2.563 ACRE TRACT OF LAND RECORDED IN VOLUME 1296, PAGES 132-135, & VOLUME 869, PAGES 452-456, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS. SAID 0.372 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4" iron rod found in the north right-of-way line of Adler Road, at the southwest corner of a called "Detention Pond", Currey Creek, recorded in Volume 4, Pages 367-368, Plat Records, Kendall County, Texas, at the southeast corner of the above mentioned 2.563 acre tract and for the southeast corner of the herein described tract;

THENCE, North 89°44'21" West, with the north right-of-way line of Adler Road and the south boundary line of the called 2.563 acre tract, a distance of 60.01 feet (record, North 89°23'00" West) to a 1/2" iron rod set with a red "Matkin Hoover Eng. & Survey" plastic cap for the southwest corner of the herein described tract, said point bears South 89°44'21" East, a distance of 340.34 feet from a 1/2" iron rod found at the southwest corner of the called 2.563 acre tract;

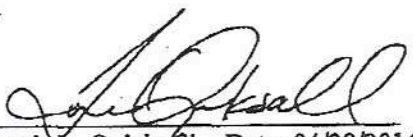
THENCE, North 01°05'57" East, departing the north right-of-way line of Adler Road and severing the called 2.563 acre tract, a distance of 271.39 feet to a 1/2" iron rod set with a red "Matkin Hoover Eng. & Survey" plastic cap in the south boundary line of a called 8.648 acre tract of land recorded in Volume 1336, Pages 360-366, Official Records, Kendall County, Texas, in the north boundary line of the called 2.563 acre tract and for the northwest corner of the herein described tract, said point bears South 86°43'40" East, a distance of 341.43' from a 1/2" iron rod found at the northwest corner of the called 2.563 acre tract;

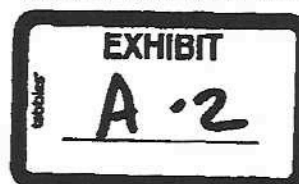
THENCE, South 86°43'40" East, with the south boundary line of the called 8.648 acre tract and the north boundary line of the called 2.563 acre tract a distance of 60.04 feet (record, South 86°18'00" East) to a 1/2" iron rod found at the northwest corner of the called "Detention Pond", Currey Creek, at the northeast corner of the called 2.563 acre tract, at an angle point of the called 8.648 acre tract and for the northeast corner of the herein described tract;

THENCE, South 01°05'57" West, departing the south boundary line of the called 8.648 acre tract, with the west boundary line of the called "Detention Pond", Currey Creek, and the east boundary line of the called 2.563 acre tract, a distance of 268.24 feet (record, South 01°23'00" West, a distance of 268.16') to the Point of Beginning containing 0.372 acres of land.

Note: This description is based on an on the ground survey performed on April 28, 2014. The basis of bearings was established from the Texas State Plane Coordinate System, South Central Zone, US Survey Foot, Grid. A survey plat with same date accompanies this description.




Travis L. Quicksall Date: 04/28/2014
RPLS #6447
Job #14-4007 0.372 Acres



Filed & Recorded in:

**KENDALL COUNTY
DARLENE HERRIN
COUNTY CLERK**

03/25/2015 03:23PM

Document Number : 00291365
Total Fees : \$42.00

Receipt Number - 54090
By Deputy: Paula Pfeiffer

This Document has been received by this Office for
Recording into the Official Public Records.

We do hereby swear that we do not discriminate due to
Race, Creed, Color, Sex or National Origin. *CTC*

STATE OF TEXAS, COUNTY OF KENDALL

I hereby certify that this instrument was filed in File Number
Sequence on the date and at the time stamped hereon and
was duly recorded in the OFFICIAL RECORDS Records of
Kendall County, Texas on

03/25/2015
DARLENE HERRIN, COUNTY CLERK
Kendall County, Texas *PP*

By: _____ Deputy