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DECLARATION

OF

LAS HACIENDAS TOWNHOMES, A CONDOMINIUM

State of Texas §

County of Bexar §

Preamble

This Declaration is made as of July 12, 2002, at San Antonio, Bexar County, Texas, by G-P Ventures, Ltd., a Texas limited partnership ("Declarant"), whose mailing address is 11122 Wurzbach Road, Suite 100, San Antonio, Texas 78230.

RECITALS

1. Declarant is the owner of all of the real property, including the land, all improvements and structures on the property, and all easements, rights, and appurtenances belonging to the property that is located in the City of San Antonio, County of Bexar, State of Texas (the "Property"), more particularly described in Exhibit A, which is attached and incorporated by reference.

2. Declarant submits the Property to a condominium regime established by the Texas Uniform Condominium Act (TUCA), which is codified in Chapter 82 of the Property Code.

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3. The Property constitutes a condominium project (the "Project") within the meaning of TUCA. The formal name of the Project is **Las Haciendas Townhomes, a Condominium**.

4. Declarant intends and desires to establish by this Declaration a plan of ownership for the Project. The plan consists of individual ownership of residential units (the "Unit(s)") and other areas. The Project shall be divided into no more than twenty (20) Units.

5. The Declarant intends to impose on the Project mutually beneficial restrictions for the benefit of all Units and the persons who own those Units (the "Owners"). The Declarant further intends, in accordance with the terms set forth herein, that the Owners will govern the Project by means of an organization of Owners (herein the "Association"), as more particularly set forth herein. The formal name of the Association is Las Haciendas Townhomes of San Antonio Property Owners Association, Inc.

6. The Units and other areas of the Project are more particularly described in Exhibits B and C, which are attached and incorporated by reference. The Owners each have an undivided interest in the remaining property of the Project (referred to as the "Common Elements"), which is also more particularly described in Exhibits B and C. Exhibit D sets forth the allocation to each Unit of (a) a fraction or percentage of undivided interests in the common elements of the condominium, (b) a fraction or percentage of undivided interests in the common expenses of the Association, and (c) the number of votes in the Association per Unit.

7. Therefore, the Declarant declares that the Project is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved subject to the following covenants, conditions, and restrictions, all of which are declared and agreed to be in furtherance of a plan for the improvement of the Property and the division of the

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Property into Units, and all of which are established and agreed on for the purpose of enhancing and perfecting the value, desirability, and attractiveness of the Project and every part of the Project. All of the covenants, conditions, and restrictions shall run with the Property and shall be binding on all parties having or acquiring any right, title, or interest in or any part of the Property and shall be for the benefit of each Owner of the Project or any interest in the Project and shall inure to the benefit of and be binding on each successor in interest of the Owners.

ARTICLE 1

DEFINITIONS

Articles

1.01. *Articles* mean the Articles of Incorporation of the Association that are or shall be filed in the Office of the Secretary of State of the State of Texas.

Association

1.02. *Association* means the Las Haciendas Townhomes of San Antonio Property Owners Association, Inc., a corporation organized under the Texas Non-Profit Corporation Act for the management of the Project, the membership of which consists of all of the Owners in the Project.

Board

1.03. *Board* means the Board of Directors of the Association.

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Bylaws

1.04. *Bylaws* mean the Bylaws of the Association and amendments to the Bylaws that are or shall be adopted by the Board.

Condominium

1.05. *Condominium* means the separate ownership of single units in a multiple-unit structure or structures with common elements.

Common Elements

1.06. *Common Elements* mean all elements of the Project except the Units, and includes both general and limited common elements.

Declarant

1.07. *Declarant* means G-P Ventures, Ltd., a Texas limited partnership, and its successors and assigns.

Declaration

1.08. *Declaration* means this Declaration document and all that it contains.

General Common Elements

1.09. *General Common Elements* mean all the Common Elements except the Limited Common Elements.

Governing Instruments

1.10. *Governing Instruments* mean the Declaration, and the Articles of Incorporation and Bylaws of the Association, and Rules.

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Limited Common Elements

1.11. *Limited Common Elements* mean the Common Elements allocated for the exclusive use of one or more but less than all of the Units; without limitation these include all those listed in Section 82.052 (2) and (4), TUCA. The Limited Common Elements, other than those in Section 82.052 (2) and (4) are listed and depicted at Exhibit C (cover sheet).

Manager

1.12. *Manager* means the person or corporation, if any, appointed by the Board to manage the Project.

Owner(s)

1.13. *Owner(s)* means any person that owns a Unit within the Project.

Person

1.14. *Person* means an individual, firm, corporation, partnership, association, trust, other legal entity, or any combination of persons or entities.

Project

1.15. *Project* means the entire parcel or the Property described in Exhibit A, including the land, all improvements and structures on the Property, and all easements, rights, and appurtenances belonging to the Property that are divided or are to be divided into Units to be owned and operated as a Condominium. The Project shall be divided into no more than twenty (20) Units.

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Rules

1.16. *Rules* mean and refer to the Rules and Regulations for the Project adopted by the Board pursuant to this Declaration.

Unit

1.17. *Unit* means a physical portion of the condominium designated by Exhibits B and C for separate ownership and occupancy.

ARTICLE 2

THE PROPERTY

Property Subject to Declaration

2.01. The Property is all the real property described in Exhibit A to this Declaration, including the land; all improvements and structures on the property; and all easements, rights, and appurtenances belonging to the property; the Property shall be subject to this Declaration.

Exclusive Ownership and Possession

2.02. Each Owner shall be entitled to the exclusive ownership and possession of the Owner's Unit. Any Unit may be jointly or commonly owned by more than one Person. No Unit may be subdivided. The boundaries of the Unit shall be and are the interior surfaces of the perimeter walls, floors, and ceilings, and the interior surfaces of the exterior walls of each Unit's garage. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring, and other finish surface materials are a part of the Unit. An Owner shall not be deemed to own the utilities running through the Owner's Unit that are utilized for or serve more than one Unit, except as a tenant in

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common with the other Owners. An Owner shall be deemed to own and shall have the exclusive right to paint, repaint, tile, wax, paper, or otherwise refinish and decorate the interior surfaces of the walls, floors, ceilings, windows, and doors bounding the Owner's Unit. Each Unit Owner is responsible for securing their own insurance for contents of a Unit and liability insurance or umbrella policy for any personal liability not covered by the Association's insurance.

Common Elements

2.03. Each Owner shall be entitled to an undivided interest in the Common Elements in the percentage expressed in Exhibit D. The percentage of the undivided interest of each Owner in the Common Elements, as expressed in Exhibit D, shall have a permanent character and shall not be altered without the consent of all Owners, expressed in an amendment, duly recorded to this Declaration. The percentage of the undivided interest in the Common Elements shall not be separated from the Unit to which it pertains and shall be deemed to be conveyed or encumbered or released from liens with the Unit even though the interest is not expressly mentioned or described in the conveyance or other instrument. Each Owner may use the Common Elements in accordance with the purpose for which they are intended as long as the lawful rights of the other Owners are not hindered or encroached on.

Limited Common Elements

2.04. The Common Elements designated as Limited Common Elements are reserved for the exclusive use of the Owners of the Units to which they are appurtenant. The Owner of the Unit is responsible for the ordinary maintenance of any

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yards or patios or balcony areas (other than structural portions) constituting Limited Common Elements.

Partition of Common Elements

2.05. The Common Elements, both General and Limited, shall remain undivided and shall not be the object of an action for partition or division of ownership so long as the Property remains a Condominium Project. In any event, all mortgages must be paid prior to the bringing of an action for partition or the consent of all mortgagees must be obtained.

Nonexclusive Easements

2.06. Each Owner shall have a nonexclusive easement for the use and enjoyment of the General Common Elements and for ingress, egress, and support over and through the General Common Elements. These easements shall be appurtenant to and shall pass with the title to each Unit and shall be subordinate to the exclusive easements granted elsewhere in this Declaration, as well as to any rights reserved to the Association to regulate time and manner of use, to charge reasonable admission fees, and to perform its obligations under this Declaration.

Other Easements

2.07. The Association may grant to third parties easements in, on, and over the Common Elements for the purpose of constructing, installing, or maintaining necessary utilities and services. Each Owner, in accepting the deed to the Unit, expressly consents to such easements. No such easement may be granted, however, if it would unreasonably interfere with any exclusive easement or with any Owner's use, occupancy, or enjoyment of the Owner's Unit.

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Easements for Maintenance of Encroachments

2.08. None of the rights and obligations of the Owners created in this Declaration or by the deeds granting the Units shall be altered in any way by encroachments due to settlement or shifting of structures or any other cause. There shall be valid easements for the maintenance of such encroachments so long as they shall exist provided, however, that in no event shall a valid easement for an encroachment be created in favor of any Owner if the encroachment occurred because of the willful conduct of the Owner.

ARTICLE 3

UNIT OWNERS ASSOCIATION

Association

3.01. The Association, organized as a nonprofit corporation under the Texas Non-Profit Corporation Act, operating under the name Las Haciendas Townhomes of San Antonio Property Owners Association, Inc., is charged with the duties and invested with the powers prescribed by law and set forth in this Declaration and in the Association's Articles of Incorporation and Bylaws.

Membership

3.02. Membership in the Association is automatically granted to the Owner or Owners of each Unit in the Project. The Declarant is a member so long as it owns a Unit. On the transfer of title to any Unit, the membership of the transferor automatically ceases and each new Owner becomes a member.

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Voting Rights

3.03. Giving consideration to the size of the Units being relatively similar, the administrative convenience of one Unit - one vote, and the desire to extend equal participation in the Association to the Owners of each Unit, there shall be one (1) vote per Unit. If a Unit has more than one Owner, the aggregate vote of the Owners of the Unit may not exceed one (1). Provided however, for any other purpose related to the Project or this Declaration, the percentage interest reflected in Exhibit D shall apply. Provided further, this provision is subject to Declarant's control period in Section 3.08.

Membership Meetings

3.04. Meetings of the Owners shall be called, held, and conducted in accordance with the requirements and procedures set forth in the Bylaws.

General Powers and Authority

3.05. The Association shall have all of the powers allowed by TUCA, as well as all the powers of a nonprofit corporation established under Texas law, subject only to the limitations contained in this Declaration and in the other Governing Instruments. The Association may perform all acts that may be necessary for, or incidental to, the performance of the obligations and duties imposed on it by this Declaration and the other Governing Instruments. The powers of the Association shall include, but are not limited to, the following:

- (a) The power to establish, fix, and levy assessments against Owners in accordance with the procedures and subject to the limitations set forth in Article 4 of this Declaration.

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(b) The power to adopt reasonable operating rules governing the use of the Common Elements and any facilities located on the Common Elements, as well as the use of any other Association property.

(c) The right to institute and maintain actions for damages or to restrain any actual or threatened breach of any of the provisions of the Governing Instruments in its own name, either on its own behalf or on behalf of any consenting Owner.

(d) The right to discipline Owners for violation of any of the provisions of the Governing Instruments by suspension of the violator's voting rights or privileges for use of the Common Elements or by imposition of monetary penalties, subject to the following limitations:

(i) The accused Owner must be given written notice of the violation or property damage, stating the amount of any proposed fine or damage charge and that the Owner may request a written hearing before the Board within thirty (30) days of the notice.

(ii) The accused Owner must be given a reasonable time, by a date specified in the notice, to cure the violation and avoid the fine, unless the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding twelve (12) months.

(iii) The accused Owner must be given written notice of a levied fine or damage charge within thirty (30) days after the date of levy.

(iv) Any suspension of privileges or imposition of monetary penalties shall be reasonably related to the Owner's violation.

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(e) The power to delegate its authority, duties, and responsibilities, through the Board of Directors, to such committees, officers, employees or agents as are permitted to be retained under the Governing Instruments.

(f) The right, through its agents or employees, to enter any Unit when necessary in connection with any maintenance, landscaping, or construction for which the Association is responsible. Such entry shall be made with as little inconvenience to the Owner as is practicable and any damage caused by the entrance shall be repaired by the Association at its own expense.

Board of Directors and Officers of the Association

3.06. The affairs of the Association shall be managed and its duties and obligations performed by a Board of Directors. Provisions regulating the number, term, qualifications, manner of election, and conduct of meetings of the members of the Board of Directors shall be set forth in the Bylaws of the Association. The Board shall elect officers, which shall include a President, Treasurer, Secretary, and such other officers as the Board may deem proper. Provisions regulating the numbers, term, qualifications, manner of election, powers and duties of the officers shall be set forth in the Bylaws of the Association.

Duties of the Association

3.07. In addition to the duties delegated to the Association or its agents and employees elsewhere in these Governing Instruments, the Association shall be responsible for the following:

- (a) Operation and maintenance of the Common Elements and the facilities located on the Common Elements. This duty shall include, but shall not be

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limited to, exterior painting, maintenance, repair, and landscaping of the Common Elements and of the furnishings and equipment for the Common Elements as the Board shall determine are necessary and proper.

(b) Acquisition of and payment from the maintenance fund for the following:

(i) Water, sewer, garbage, electrical, telephone, gas, elevator, and other necessary (or provided) utility service (if provided, including a master antenna and cable) for the Common Elements and, to the extent not separately metered and charged, for the Units.

(ii) A policy or policies of fire insurance with extended coverage endorsement for the full insurable replacement value of each of the Units in the Project and Common Elements payable as provided in Article 6 of this Declaration, or such other fire and casualty insurance as the Board shall determine gives substantially equal or greater protection to the Owners and their mortgagees, as their respective interests may appear.

(iii) A policy or policies insuring the Board, the Owners and/or the Association against any liability to the public or to the Owners and their tenants and invitees, incident to the ownership and/or use of the Project, including the personal liability exposure of the Owners. Limits of liability under such insurance shall not be less than \$1,000,000.00 for any one person injured, \$1,000,000.00 for any one accident, and \$100,000.00 for property damage. The limits and coverage shall be reviewed at least annually by the Board and varied in its discretion, provided, however, that the said limits and coverage shall never be of fewer kinds or lesser

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amounts than those set forth in this Paragraph. The policy or policies shall be issued on a comprehensive liability basis and shall provide cross-liability endorsement in which the rights of named insureds under the policy or policies shall not be prejudiced as respects his, her, or their action against another named insured.

(iv) Workers' compensation insurance to the extent necessary to comply with any applicable laws.

(v) The services of personnel that the Board shall determine to be necessary or proper for the operation of the Common Elements.

(vi) Legal and accounting services necessary or proper for the operation of the Common Elements or the enforcement of this Declaration.

(c) Preparation and distribution, on a regular basis, of financial statements to the Owners in accordance with the following:

(i) An operating budget for each fiscal year shall be distributed not less than sixty (60) days before the beginning of the fiscal year.

(ii) A balance sheet, as of an accounting date that is the last day of the month closest in time to six (6) months from the date of closing of the first sale of a Unit in the Project, and an operating statement for the period from the date of the first closing to the accounting date shall be distributed within sixty (60) days after the accounting date. This operating statement shall include a schedule of assessments received and receivable.

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- (iii) A balance sheet as of the last day of the Association's fiscal year and an operating statement for the fiscal year shall be distributed within 90 days after the close of the fiscal year.
- (d) Maintenance of the following books and records, such books and records to be kept in accordance with generally accepted accounting procedures:
 - (i) Financial records with a detailed account of the receipts and expenditures affecting the Project and its administration and specifying the maintenance and regular expenses of the Common Elements and any other expenses incurred by or on behalf of the Project.
 - (ii) Minutes of proceedings of Owners, Board, and committees to which any authority of the Board has been delegated.
 - (iii) Record of the names and addresses of all Owners with voting rights.
 - (iv) Plans and specifications used to construct the Project.
 - (v) The condominium information statement given to all Owners by the Declarant before sale.
 - (vi) Voting records, proxies, and correspondence relating to declaration amendments.
- (e) Arrangement for an annual independent audit of all books and records of the Association.

Declarant's Control Period

3.08. Declarant shall have the power to appoint and remove officers and members of the Board until one hundred twenty (120) days after Declarant has conveyed seventy-

five (75) percent of the Units in the Project to Owners other than Declarant, provided, however, that, not later than the one hundred twentieth (120th) day after Declarant's conveyance of fifty (50) percent of the Units to Owners other than a Declarant, not less than one third of the Board members must be elected by Owners other than Declarant.

Powers and Duties of the Board of Directors

3.09. The Board shall act in all instances on behalf of the Association, unless otherwise provided by this Declaration. The Board's powers and duties shall include, but shall not be limited to, the following:

- (a) Enforcement of the applicable provisions of this Declaration, the Bylaws, and Rules of the Association.
- (b) Payment of taxes and assessments that are or could become a lien on the Common Elements or a portion of the Common Elements.
- (c) Contracting for casualty, liability, and other insurance on behalf of the Association.
- (d) Contracting for goods and services for the Common Elements, facilities, and interests of the Association.
- (e) Delegation of its powers to such committees, officers, employees or agents of the Association as are expressly authorized by the Governing Instruments.
- (f) Preparation of budgets and financial statements for the Association as prescribed in the Governing Instruments.
- (g) Formulation of rules of operation for the Common Elements and facilities owned or controlled by the Association.

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(h) Initiation and execution of disciplinary proceedings against Owners for violations of provisions of the Governing Instruments in accordance with procedures set forth in the Governing Instruments.

(i) Authorizing entry into any Unit as necessary in connection with construction, maintenance, or emergency repair for the benefit of the Common Element or the Owners in the aggregate.

Limitations on Powers of Board of Directors

3.10. Notwithstanding the powers set forth in Paragraph 3.09 of this Declaration, the Board shall be prohibited from taking any of the following actions except with the approval of a majority of the voting power of the Association residing in the Owners:

- (a) Entering into (i) a contract with a third person under which the third person will furnish goods or services for a term longer than one year, except for a management contract approved by the Federal Housing Administration or Veterans' Administration; (ii) prepaid casualty and/or liability insurance of not more than three (3) years' duration, provided that the policy provides for short-rate cancellation by the insured.
- (b) Incurring aggregate expenditures for capital improvements to the Common Elements in any fiscal year in excess ten (10) percent of the budgeted gross expenses of the Association for that fiscal year.
- (c) Selling during any fiscal year property of the Association having an aggregate fair market value in excess of ten (10) percent of the budgeted gross expenses of the Association for that fiscal year.

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- (d) Paying compensation to Directors or to officers of the Association for services rendered in the conduct of the Association's business, provided, however, that the Board may cause a Director or officer to be reimbursed for expenses incurred in carrying out the business of the Association.

ARTICLE 4

ASSESSMENTS

Covenant to Pay

4.01. The Declarant covenants and agrees for each Unit owned by it in the Project, and each Owner by acceptance of the deed to such Owner's Unit is deemed to covenant and agree to pay to the Association the regular and special assessments levied pursuant to the provisions of this Declaration. All moneys collected shall be put into a maintenance fund to be used to defray expenses attributable to the ownership, operation, and maintenance of common interests by the Association. The Owner may not waive or otherwise escape liability for these assessments by nonuse of the Common Elements or by abandonment of the Owner's Unit.

4.01A. Declarant's Special Payment. Recognizing that to some degree, the cost of administration and maintenance of the Project and the Common Elements is related to the number of Units which are occupied, Declarant may, at its election, pay to the Association on an annual basis until the expiration of the earlier to occur of (i) the expiration of one hundred twenty (120) days following the conveyance by Declarant of more than seventy-five percent (75%) of the Units or (ii) the expiration of three (3) years after the date (the "First Sale Date") on which the first sale of a Condominium is

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consummated by Declarant in lieu of any regular assessment or special assessment with respect to all Units which Declarant owns during that period, an amount, if any, by which the Actual Operating Expenses (hereinafter defined) incurred during that period exceed the aggregate of assessments payable by Owners other than Declarant ("Declarant's Special Payment"). The First Sale Date shall be the date when Declarant has delivered the first deed of a Unit to the purchaser thereof, such deed has been recorded and the purchase price thereof has been paid to Declarant. For purposes of this Paragraph 4.01A, the term "Actual Operating Expenses" shall mean those expenses reasonably necessary for the normal maintenance and operation of the Project in order to provide the level and quality of services set forth in the budget initially prepared by Declarant and shall include capital expenditures, reserves, prepaid items, inventory items or similar expenses to the extent attributable to periods after such fiscal year, or any increase in the level and/or quality of services set forth in such initial budget prepared by Declarant. The Declarant may, and may require the Board, to account for Declarant's Special Payment as a liability of the Association repayable to Declarant on demand three (3) years after the First Sale Date. The provisions of this paragraph are intended to satisfy Declarant's obligations under Section 82.112, TUCIA; provided however, mandatory requirements of the TUCIA shall control.

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Regular Assessments

4.02. Regular assessments shall be made in accordance with the following. Within sixty (60) days prior to the beginning of each calendar year, the Board shall estimate the net charges to be paid during that year, including a reasonable provision for contingencies and replacements with adjustments made for any expected income and

surplus from the prior year's fund. This estimated cash requirement shall be assessed to each Owner according to the percentage interest that the Owner's Unit bears to the entire Project. Each Owner is obligated to pay assessments to the Association in equal monthly installments on or before the first day of each month.

Special Assessments

4.03. Special assessments shall be made in accordance with the following. If the Board determines that the amount to be collected from regular assessments will be inadequate to defray the common expenses for the year because of the cost of any construction, unexpected repairs, replacements of capital improvements on the Common Elements, or for any other reason, it shall make a special assessment for the additional amount needed. Such special assessments shall be levied and collected in the same manner as regular assessments.

Limitations on Assessments

4.04. The Board may not, without the approval of a majority of the voting power of the Association residing in Owners other than Declarant, impose a regular annual assessment per Unit that is more than twenty (20) percent greater than the regular annual assessment for the preceding year, or levy special assessments that in the aggregate exceed five (5) percent of the budgeted gross expenses of the Association for that year. These limitations shall not apply to a special assessment levied against an Owner to reimburse the Association for funds expended in order to bring the Owner into compliance with the provisions of the Association's Governing Instruments.

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Commencement of Assessments

4.05. Regular assessments shall commence on the date of closing of the first sale of a Unit in the Project.

Liability for Assessments

4.06. Each monthly portion of a regular assessment and each special assessment shall be a separate, distinct, and personal debt and obligation of the Owner against whom the assessments are assessed. The amount of any assessment not paid when due shall be deemed to be delinquent. Unless otherwise provided by the By-Laws, all assessments are due on the first (1st) day of the applicable month and are delinquent after the 10th day of the same month; the unpaid portion of any delinquent assessment shall bear interest from the date due until paid at ten percent (10%) per annum.

Payment of Assessments on Conveyance of Unit

4.07. On the sale or conveyance of a Unit, all unpaid assessments against an Owner for the Owner's share in the expenses to which Articles 4.02 and 4.03 of this Declaration refer shall first be paid out of the sale price or by the purchaser in preference over any other assessments or charges of whatever nature, except the following:

- (a) Assessments, liens, and charges in favor of the State of Texas and any political subdivision of the State of Texas for taxes past due and unpaid on the Unit.
- (b) Amounts due under mortgage instruments duly recorded.

Lien and Foreclosure for Delinquent Assessments

4.08. The Association shall have a lien on each Unit for assessments attributable to that Unit. This includes the lien established under Section 82.113, TUCOA, and the

Association shall have all rights and remedies therein provided. The term "assessments" as used in this paragraph shall have the broad meaning assigned by Section 82.113 (a), TUC. The Association is authorized to enforce the lien through any available remedy, including nonjudicial foreclosure pursuant to Texas Property Code Section 51.002. The Owners expressly grant to the Board a power of sale, through a trustee designated in writing by the Board, in connection with any such liens.

ARTICLE 5

RESTRICTIONS AND COVENANTS

General Restrictions on Use

5.01. The right of an Owner and the Owner's guests to occupy or use the Owner's Unit or to use the Common Elements or any of the facilities on the Common Elements is subject to the following restrictions:

(a) No Owner shall occupy or use the Owner's Unit, or permit the Unit or any part of it to be occupied or used for any purpose other than as a private residence. Nothing in this Declaration shall prevent the Owner from leasing or renting out the Owner's Unit, provided that the Unit is not used for transient or hotel purposes, and that the term of the lease is for a period of at least six (6) months and is subject to the Association's Governing Instruments.

(b) There shall be no obstruction of the Common Elements. Nothing shall be stored in the Common Elements without the prior consent of the Board, except as expressly provided for in the Declaration, or in designated storage areas.

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(c) Nothing shall be done or kept in any Unit or in the Common Elements that will increase the rate of insurance on the Common Elements without the prior written consent of the Board. No Owner shall permit anything to be done or kept in the Owner's Unit or in the Common Elements that will result in the cancellation of insurance on any Unit or on any part of the Common Elements or that would be in violation of any law. No waste shall be permitted in the Common Elements. No gasoline, kerosene, cleaning solvents, or other flammable liquids shall be stored in the Common Elements or in any Unit, provided, however, that reasonable amounts in suitable containers may be stored in the storage spaces.

(d) No sign of any kind shall be displayed to the public view on or from any Unit or the Common Elements without the prior written consent of the Board.

(e) No animals, livestock, or poultry of any kind shall be raised, bred, or kept in the Unit or in the Common Elements, except that dogs, cats, or other household pets may be kept in Units, subject to the Rules.

(f) No noxious, offensive or illegal activity shall be carried on in any Unit or in the Common Elements, nor shall anything be done in any Unit or in the Common Elements that may be or become an annoyance or nuisance to the other Owners.

(g) Nothing shall be altered or constructed in or removed from the Common Elements, except on the written consent of the Board.

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(h) There shall be no violation of the Rules adopted by the Board and furnished in writing to the Owners pertaining to the use of the Common Elements. The Board is authorized to adopt such Rules.

Maintenance

5.02. Except for those portions of the Unit that the Association is required to maintain and repair, each Owner shall, at the Owner's sole cost and expense, maintain and repair the Owner's Unit so as to keep it in good condition and repair. Each Owner shall also maintain and repair those portions of the Common Elements subject to an exclusive easement appurtenant to the Owner's Unit or to the exclusive use of such Unit.

Damage Liability

5.03. Each Owner shall be liable to the Association for all damage to the Common Elements or to other Association property that is sustained by reason of the negligence or willful misconduct of that Owner or the Owner's family, guests, or tenants.

External Structures

5.04. No Owner shall install, attach, or hang or allow to be installed, attached or hung, any equipment, wiring or electrical installations, television or radio transmitting or receiving antennas, air conditioning unit, or any other equipment or wiring in or across any portion of the Common Elements or protruding from any balcony or through any wall, floor, ceiling, window or door which is a Common Element, except as approved in writing by the Board. All radios, televisions, electrical equipment or appliances of any kind or nature and the wiring therefore installed or used in a Unit shall fully comply with all rules regulations, or requirements of all federal, state and local public authorities having jurisdiction.

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Vehicles

5.05. No trailers, boats, oversized recreational vehicles, or campers, or motorcycle or other vehicle, are to be permitted on or in the Common Elements, except in accordance with the Rules. No Owner shall use, or permit his family, guests or invitees to use parking spaces of other Owners. Owner's car shall be parked only in parking spaces designated as a part of the Owner's Unit and shall not be parked in parking spaces designated for guests. No vehicle shall be left standing in parking spaces in a nonoperative condition nor shall there be any washing or repairs done to vehicles in a parking space.

Compliance With Laws

5.06. Each Owner shall promptly and fully comply with any and all applicable laws, rules, ordinances, statutes, regulations or requirements of any governmental agency or authority with respect to the use and occupancy of his Unit, including this Declaration and the provisions hereof, and the By-Laws and Rules promulgated hereunder.

Decoration

5.07. Any Owner may decorate and redecorate his Unit and may make any improvements or alterations within his Unit (but not to Common Elements) and shall have the right to paint, repaint, tile, wax, paper or otherwise furnish or decorate any interior surfaces of walls, partitions, ceilings and floors within the Unit, all as otherwise consistent with this Declaration and this Rule. Any painted or colored blind, shutters, curtains, awnings, drapes, lighting, etc., visible to the public view or in the Common Elements of the Project, shall first be approved by the Board.

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Exemption

5.08. Declarant shall be exempt from the restrictions of Article 5 of this Declaration to the extent reasonably necessary for completion of construction, sales, or additions to the Project. Such exemption includes, but is not limited to, maintaining Units as model homes, placing advertising signs on Project property, and generally making use of the Project and Common Elements as is reasonably necessary to carry on construction activity. Without limitation of the foregoing, the Declarant may maintain a sales or management or leasing office in one Unit (or any General Common Element), may use up to two Units as models, and may relocate offices or models to other unsold units.

ARTICLE 6

DAMAGE OR DESTRUCTION

Application of Insurance Proceeds

6.01. (a) If the Project is damaged by fire or any other disaster, the insurance proceeds, except as provided in Paragraph 6.01(b) of this Declaration, shall be applied to reconstruct the Project.

(b) Reconstruction shall not be compulsory if at least 80 percent of the vote of the Owners, which shall include the vote of each Owner of a unit or assigned limited common element that will not be rebuilt or repaired, is cast not to rebuild. If the Owners so vote to not rebuild any Unit, that Unit's allocated interests shall be automatically reallocated on the vote as if the Unit had been condemned, and the Association shall prepare, execute, and record an amendment to Exhibit D of the Declaration reflecting the reallocation. If the entire Project is not repaired or replaced and unless otherwise

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unanimously agreed to by the Owners, the proceeds shall be delivered pro rata to the Owners or their mortgagees, as their interest may appear, in accordance with the percentages or fractions set forth in Exhibit D of this Declaration.

Insufficient Insurance Proceeds

6.02. When reconstruction is required by the terms of Article 6.01 of this Declaration, but the insurance proceeds are insufficient to cover the cost of reconstruction, the costs in excess of the insurance proceeds and reserves shall be considered a common expense that is subject to the Association's lien rights.

Obtaining Bids for Reconstruction

6.03. If the Project is damaged by fire or any other disaster, the Board shall obtain firm bids, including the obligation to obtain a performance bond, from two or more responsible contractors to rebuild the Project in accordance with its original plans and specifications. The Board shall also, as soon as possible after obtaining the bids, call a special meeting of the Owners to consider the bids. If the Board fails to do so within sixty (60) days after the casualty occurs, any Owner may obtain bids and call and conduct a meeting as provided by this Article 6.03. At such meeting, the Owners may, by a vote of not less than sixty-seven (67) percent of the votes present, elect to reject all of the bids or, by not less than fifty-one (51) percent of the votes present, elect to reject all the bids requiring amounts more than five hundred dollars (\$500) in excess of available insurance proceeds. If all bids are rejected, the Board shall obtain additional bids for presentation to the Owners. Failure to reject all bids shall authorize the Board to accept the unrejected bid it considers most favorable.

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Subject to TUCA

6.04. These provisions are subject to Section 82.111 (i) of TUCA, which is incorporated herein.

ARTICLE 7

RIGHTS OF BENEFICIARIES UNDER DEEDS OF TRUST

Declarant warrants that beneficiaries under deeds of trust to Units in the Project shall be entitled to the following rights and guaranties:

- (a) Should any of the Association's Governing Instruments provide for a "right of first refusal," such right shall not impair the rights of a beneficiary under a first lien deed of trust to the following:
 - (i) To exercise the power of sale, foreclose, or take title to an Unit pursuant to the remedies provided in the deed of trust,
 - (ii) To accept a deed or assignment in lieu of sale or foreclosure in the event of default by a grantor.
 - (iii) To make a subsequent sale or lease of an Unit so acquired by the beneficiary, otherwise in compliance with is Declaration.
- (b) A beneficiary under a first lien deed of trust is entitled, on request, to written notification from the Association of any default in the performance by the grantor of any obligation under the Association's Governing Instruments that is not cured within sixty (60) days after written notice by the Association of such default.
- (c) Any beneficiary under a first lien deed of trust who obtains title to an Unit pursuant to the remedies provided in the deed of trust will not be liable for such Unit's

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unpaid assessments that accrue prior to the acquisition of title to the Unit by the beneficiary.

(d) Unless at least two thirds (2/3) of the beneficiaries under first lien deeds of trust (based on one vote for each first deed of trust owned) give their prior written approval, the Association shall not be entitled to the following:

- (i) By act or omission, to seek to abandon or terminate the Project.
- (ii) To change the pro rata interest or obligations of any individual Unit for the purpose of:
 - (A) Levying assessments or charges.
 - (B) Allocating distributions of hazard insurance proceeds or condemnation awards.
 - (C) Determining the pro rata share of ownership of each Unit in the Common Elements and in the improvements in the Common Elements.
- (iii) To partition or subdivide any Unit.
- (iv) By act or omission, to seek to abandon, partition, subdivide, encumber, sell, or transfer the Common Elements. The granting of easements for utilities or for other public purposes consistent with the intended use of the Common Elements shall not be deemed a transfer within the meaning of this clause.
- (v) In case of loss to an Unit and/or Common Elements of the Project, to use hazard insurance proceeds for losses to any Project property (whether to Units or to the Common Elements) for other than the repair, replacement, or reconstruction of such property, except as provided by statute.

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(e) All taxes, assessments, and charges that may become liens prior to the first mortgage under local law shall relate only to the individual Units and not to the Project as a whole.

(f) No provision of the Governing Instruments of the Association gives any Owner, or any other party, priority over any rights of a beneficiary under a first lien deed of trust to an Unit pursuant to its deed of trust in the case of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or taking of Units and/or the Common Elements or portions of the Common Elements.

(g) Association assessments shall be large enough to provide for an adequate reserve fund for maintenance, repairs, and replacement of those Common Elements that must be replaced on a periodic basis. The reserve fund will be funded through the regular assessments rather than by special assessments.

ARTICLE 8

RIGHT OF FIRST REFUSAL

8.01. In the event any Owner of a Unit shall wish to sell or lease the same, and shall have received a bona fide offer therefor from a prospective purchaser or tenant, the Board shall be given written notice thereof together with an executed copy of such offer and the terms thereof. The Association through the Board, or a person named by them, shall have the right to purchase or lease the subject Unit upon the same terms and conditions as set forth in the offer therefor, provided written notice of such election to purchase or lease is given to the selling or leasing Owner, and a matching down payment or deposit is provided to the selling or leasing Owner during the ten (10) day

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period immediately following the delivery of the notice of the bona fide offer and copy thereof to purchase or lease. In the event the Board does not elect to exercise its right of first refusal the Owner of the Unit shall be free to lease or sell said Unit only to the party and only on the terms set out in the notice of the proposed lease or sale to the Board. If the lease or sale to which the Board has not exercised its right of first refusal is not consummated within sixty days (60) of giving of the required notice, then the Owner of the Unit must again give the notice to the Association and the Board shall again have the right of first refusal as herein provided.

8.02. In the event any Owner shall attempt to sell or lease his Unit without affording to the Association through the Board of Directors the right of first refusal herein provided, such sale or lease shall be wholly null and void and shall confer no title or interest whatsoever upon the intended purchaser or lessee.

8.03. The subleasing of a Unit shall be subject to the same limitations as are applicable to the leasing thereof. The liability of the Owner under these covenants shall continue, notwithstanding the fact that he may have leased said interest as provided herein.

8.04. In no case shall the right of first refusal reserved herein affect the right of an Owner to subject his Unit to a deed of trust, mortgage or other security instrument.

8.05. The failure of or refusal by the Board or Association to exercise the right to so purchase or lease shall not constitute or be deemed to be a waiver of such right to purchase or lease in any other instance.

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8.06. The provisions of this Article 8 shall not apply to any sale, lease or rental if made by Declarant at any time hereafter whether same be a "first sale or letting" or "resale or reletting" of a residential Unit.

8.07. The Board shall have authority, on behalf of, and in the name of the Association to elect not to exercise such right of first refusal and elect not to purchase, lease or rent any residential Unit, and to give written notice of such election. The Board shall also have the authority and right, on behalf of and in the name of the Association to waive the provisions of this Article 8 in respect to any one or more condominium Units provided that such waiver shall be in writing, duly executed and acknowledged by officers of the Board. Whenever any such waiver may be given by the Board in respect to any condominium Unit, the Owner thereof may sell, lease or rent the same without complying with the provisions of this Article 8.08 Any such waiver shall be valid for any sales or leases occurring within a period of time designated in the waiver which period of time shall not exceed ninety (90) days. Additional waivers not to exceed ninety (90) days in length may be given after expiration of an existing waiver. Any subsequent sales or leases of such unit however, shall be subject to the right of first refusal set out in this Article 8.

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ARTICLE 9
GENERAL PROVISIONS

Amendment

9.01. (a) This Declaration may be amended only at a meeting of the Unit Owners at which the amendment is approved by the holders of at least sixty-seven (67) percent of the votes in the Project.

(b) An amendment of the Declaration may not alter or destroy a Unit or a Limited Common Element without the consent of the affected Owners and the Owners' first lien mortgagees.

(c) Any amendment shall be evidenced by a writing that is prepared, signed, and acknowledged by the President or other officer designated by the Board to certify amendments. The amendment shall be effective on filing in the office of the county clerk of Bexar County, Texas.

(d) The Board or Declarant may amend this Declaration for the purpose of and as provided by Section 82.067 (f) of TUCA.

Nonwaiver of Remedies

9.02. Each remedy provided for in this Declaration is separate, distinct, and nonexclusive. Failure to exercise a particular remedy shall not be construed as a waiver of the remedy.

Severability

9.03. The provisions of this Declaration shall be deemed independent and severable. The invalidity, partial invalidity, or unenforceability of any one provision shall not affect the validity or enforceability of any other provision.

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Binding

9.04. This Declaration, as well as any amendment to this Declaration, and any valid action or directive made pursuant to it shall be binding on the Declarant and the Owners and their heirs, grantees, tenants, successors, and assigns.

Interpretation

9.05. The provisions of this Declaration shall be liberally construed and interpreted to effectuate its purpose of creating a uniform plan for the development and operation of a Condominium Project. Failure to enforce any provision of this Declaration shall not constitute a waiver of the right to enforce the provision or any other provision of this Declaration.

Limitation of Liability

9.06. The liability of any Owner for performance of any of the provisions of this Declaration shall terminate on sale, transfer, assignment, or other divestment of the Owner's entire interest in the Owner's Unit with respect to obligations arising from and after the date of such divestment.

Fair Housing

9.07. Neither Declarant nor any Owner shall, either directly or indirectly, forbid the conveyance, encumbrance, renting, leasing, or occupancy of the Owner's Unit to any person on the basis of race, color, sex, religion, ancestry, or national origin.

Notices

9.08. (a) Notices provided for in this Declaration shall be in writing and shall be deemed sufficiently given when delivered personally at the appropriate address set forth in Article 9.08(b) of this Declaration, or seventy-two (72) hours after deposit in any

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United States post office box, postage prepaid, addressed as set forth in Article 9.08(b) of this Declaration.

(b) Any notice to an Owner required under this Declaration shall be addressed to the Owner at the last address for the Owner appearing in the records of the Association or, if there is none, at the address of the Unit in the Project. Notice to the Association shall be addressed to the address designated by the Association by written notice to all Owners. Notices to the Manager shall be addressed to the address designated by the Manager. Notices to Declarant shall be addressed to G-P Ventures, Ltd., a Texas limited partnership, at 11122 Wurzbach Road, Suite 100, San Antonio, Texas 78230.

Number, Gender, and Headings

9.09. As used in this Declaration, the singular shall include the plural and the masculine shall include the feminine and the neuter, unless the context requires the contrary. All headings are not a part of this Declaration and shall not affect the interpretation of any provision.

Easements

9.10. The Project is subject to no easements or licenses that exist or are reserved except as may be specifically stated in this Declaration and the following:

Easements shown on plat at Volume 9509, Page 68, Deed and Plat Records of Bexar County, Texas.

Unrecorded agreement dated May 27, 1997, between Carlyle Partners, and Arkansas Automotive Group, Inc., regarding a boundary line buffer and gateway and water run off.

Electric and Gas Line Right of Way Agreement at Volume 9271, Page 912, Real Property Records of Bexar County, Texas.

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Development Rights

9.11. There are no retained "development right"s of Declarant, as such term is defined at Section 82.003 (a) (13), TUCA. Provided however, the Declarant does have certain rights as specified in this Declaration, including (without necessary limitation) the Declarant's control period at Section 3.08, above, the Declarant's special payment at Section 4.01A, above, and the Declarant's exemption regarding construction and sales and related matters at Section 5.08, above.

G-P Ventures, Ltd., a Texas limited partnership

By: Santa Maria Ventures, Inc.,
a Texas corporation, its General Partner

By: *Jerold A. Gnazzo*
Jerold A. Gnazzo, President

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ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on the 12th day of July, 2002, by Jerold A. Gnazzo, President of Santa Maria Ventures, Inc., a Texas corporation, as general partner of G-P Ventures, Ltd., a Texas limited partnership, on behalf of said corporation and partnership.



Mary Ballenger Schultz
Notary Public in and for
the State of Texas

My commission expires 1/30/06

LAS HACIENDAS TOWNHOMES, A CONDOMINIUM

EXHIBIT A

Lot 24, Block 1, New City Block 13335, THE CARLYLE SUBDIVISION, UNIT 2, situated in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9509, Page 68, Deed and Plat Records of Bexar County, Texas.

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LAS HACIENDAS TOWNHOMES, A CONDOMINIUM

EXHIBIT B

PLAT

(See also, Exhibit C for Plans)

The Condominium consists of the Property described on Exhibit A, divided into (a) eleven (11) buildings numbered B-1 through B-11, containing 20 Units, plus (b) the remainder of the Property, which remainder is part of the Common Elements.

The attached Plat (consisting of one page) was prepared by Rosin Group, Inc. and Roy R. Rosin under Job No. 985-001-000, dated May 13, 2002, and was revised June 24, 2002, and June 26, 2002. A full-size original is on file in the office of the Association and is available for inspection by proper interested parties.

The Plat, together with the Plans (Exhibit C), contain all of the information required by Section 82.059, Texas Uniform Condominium Act.

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[illegible]

REMAINING PORTION
OF LOT 29
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Hot D
with a view

LOT 23
SHEPHERD WILKINS ROAD

BROADWAY

Exhib B

[illegible]

LAS HACIENDAS TOWNHOMES, A CONDOMINIUM

EXHIBIT C

PLANS
(See also, Exhibit B for Plat)

The attached Plans by Kenneth M. Graves, AIA, and Macina Bose Copeland & Associates, Inc., consist of the 36 pages as follows:

C-000; A-001; A-100; A-100.a.; L-100; C-100 - C-106; A-200 - A-202; A-300;
A-301; A-400 - A-403; A-500; S-1; S-2; S-3; S-4; S-5; MEP-1; E-1; E-2; M-1;
M-2; P1; P2; Addenda #2; Addendum #3.

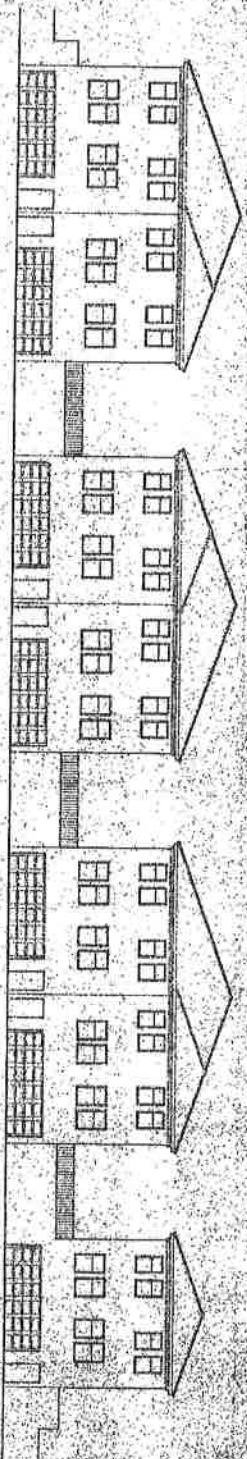
A full size original is on file in the office of the Association and will be available for inspection by proper interested parties.

The Limited Common Elements are those set forth in Section 82.052 (2) and (4), Texas Uniform Condominium Act, plus any garden or yard areas enclosed on four sides by the Unit and three partial, exterior walls; such walls are also Limited Common Elements.

JUL 9 4 75 HB2005

Las Huelendas Townhomes

VILL 9475 #2006



BUILDING TABULATION

OCCUPANCY	RS / U
CONSTRUCTION	TYPE V / I-R
TABLE 55	1-HR. SEPARATION @ GARAGES
TABLE 55	3 STORIES (H)
TABLE 55	UNLIMITED (A)
UNIT A	
GARAGE	280 S.F.
1ST FLOOR	1018 S.F.
2ND FLOOR	1500 S.F.
TOTAL	2800 S.F.
UNIT B	
GARAGE	280 S.F.
1ST FLOOR	1018 S.F.
2ND FLOOR	1500 S.F.
TOTAL	2800 S.F.
UNIT C	
GARAGE	750 S.F.
1ST FLOOR	1410 S.F.
2ND FLOOR	1500 S.F.
TOTAL	3660 S.F.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ORDINANCES OF THE CITY OF LOS ANGELES.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY ENGINEER.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ORDINANCES OF THE CITY OF LOS ANGELES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ORDINANCES OF THE CITY OF LOS ANGELES.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ORDINANCES OF THE CITY OF LOS ANGELES.

INDEX OF DRAWINGS

01000	GENERAL NOTES
02000	FOUNDATION
03000	FLOORING
04000	ROOFING
05000	WALLS
06000	DOORS & WINDOWS
07000	STAIRS
08000	ELECTRICAL
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42000	PLUMBING
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44000	FINISHES
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94000	EXTERIOR
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97000	ELECTRICAL
98000	PLUMBING
99000	PAINTING
100000	FINISHES

Exhibit C

ARCHITECT: [Faint text]
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MECHANICAL ENGINEERING: [Faint text]
CITY ENGINEER: [Faint text]
[Faint text]

APPLICATIONS



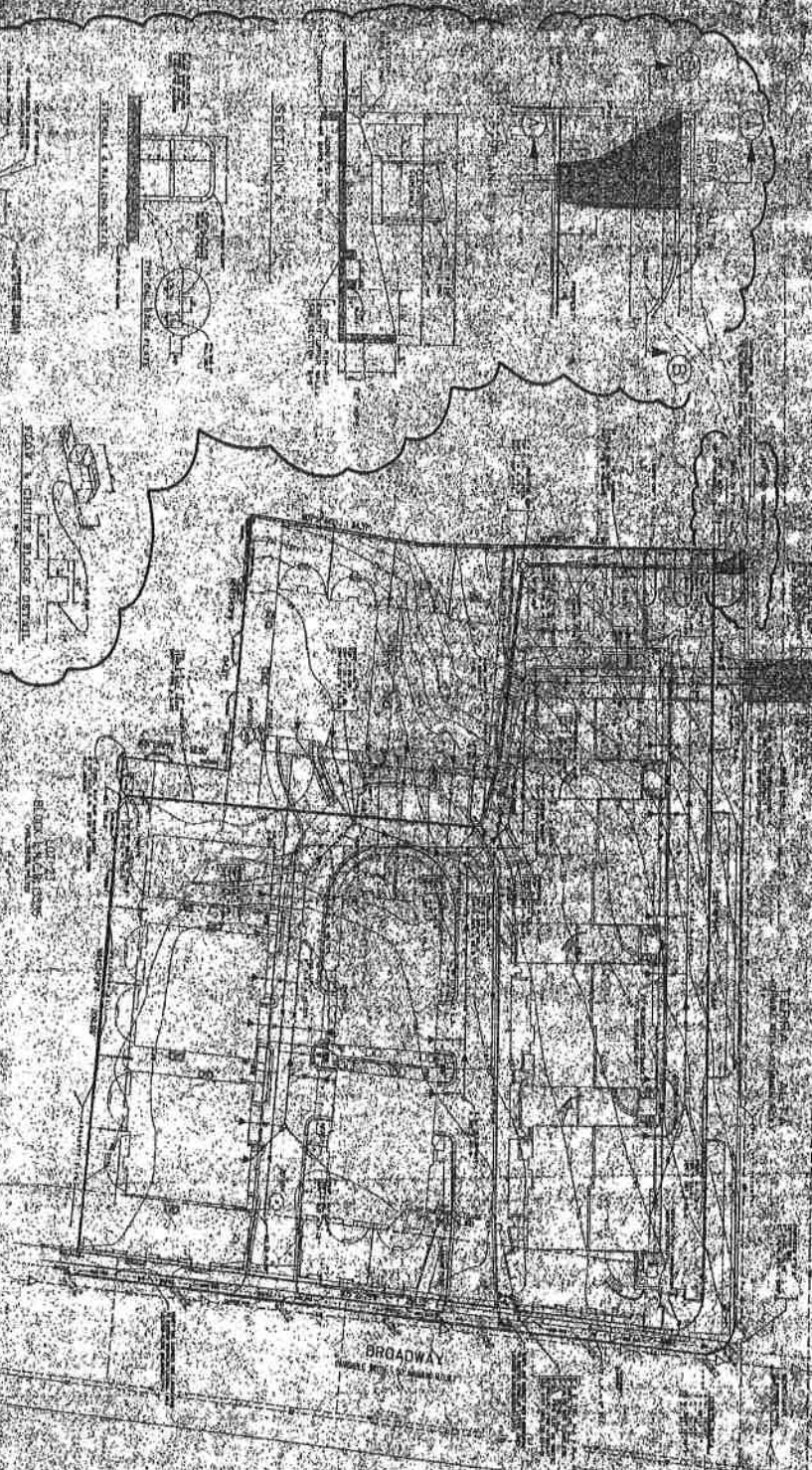
1. The first step is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.



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THE FOLLOWING IS A SUMMARY OF THE INFORMATION CONTAINED IN THE ABOVE DRAWING. IT IS THE POLICY OF THE BUREAU OF ARCHITECTURE TO MAKE AVAILABLE TO THE PUBLIC THE INFORMATION CONTAINED IN THE ABOVE DRAWING. THE INFORMATION CONTAINED IN THE ABOVE DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED IN THE ABOVE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED IN THE ABOVE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.



① HANDICAPPED PARKING DETAIL

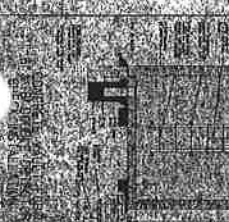
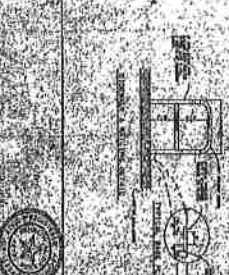
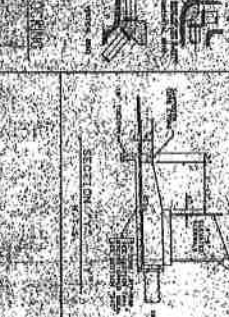
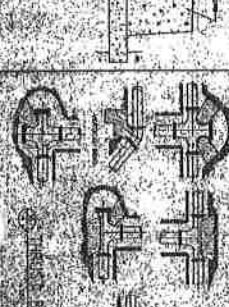
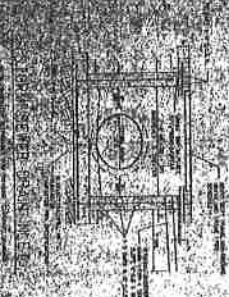
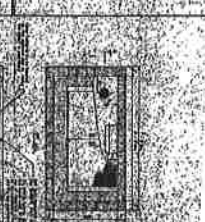
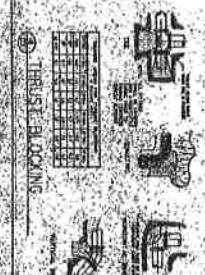
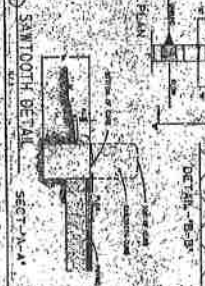
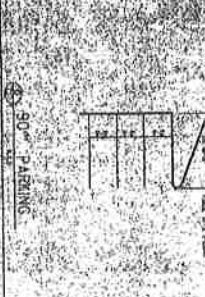
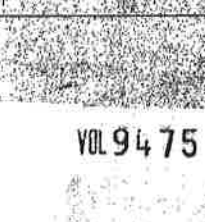
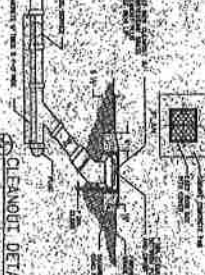
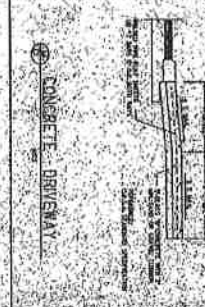
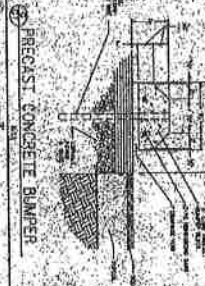
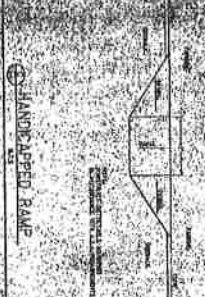
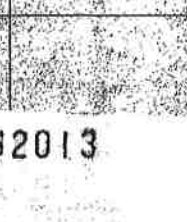
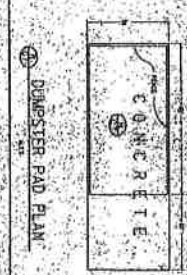
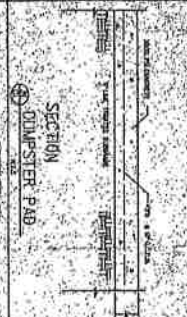
② TYPICAL 6' CURB DETAIL

③ 6' CURB DETAIL

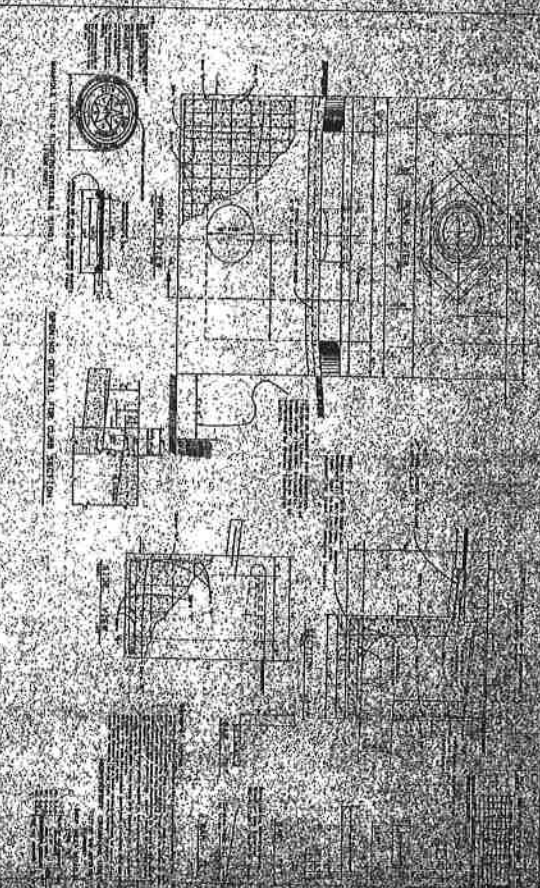
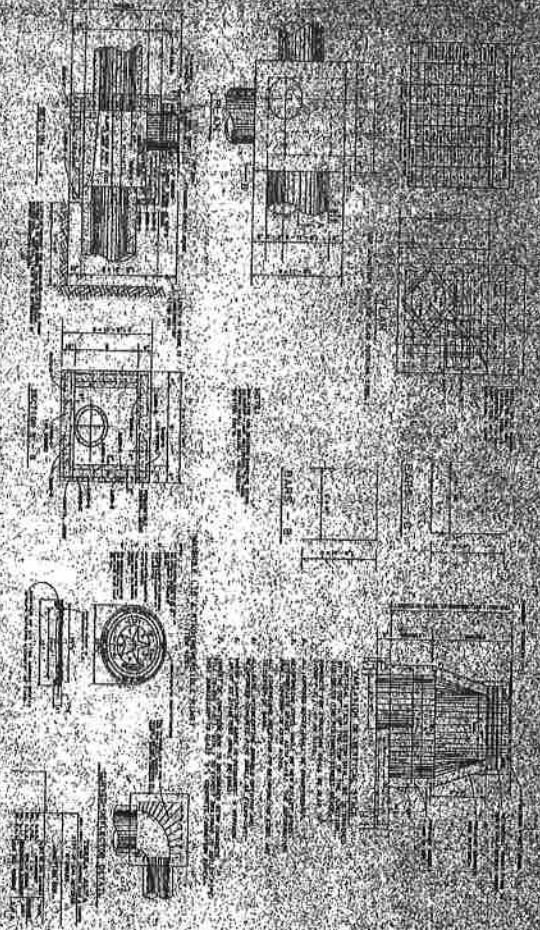
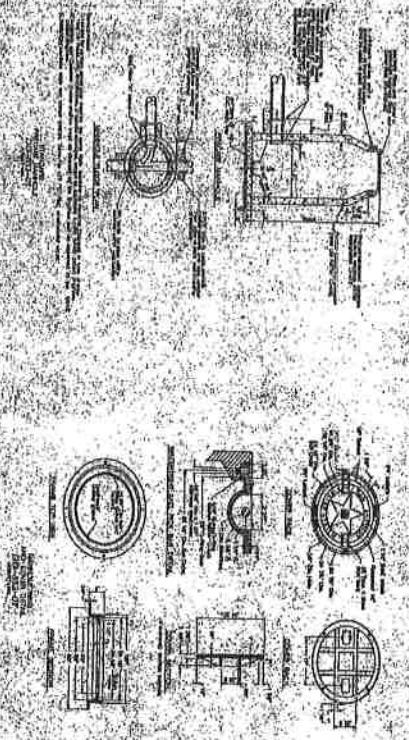
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⑤ CURB BOX DETAIL

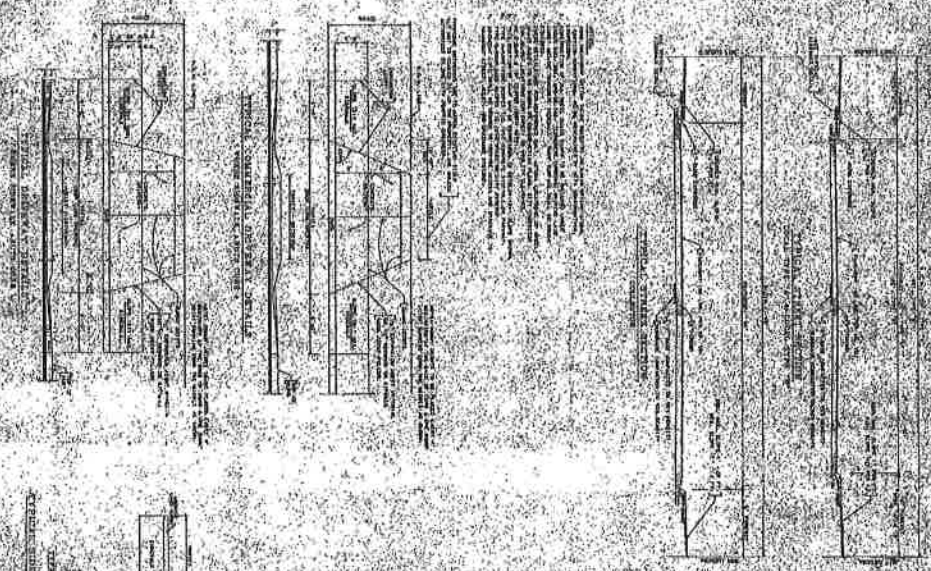
⑥ CURB DETAIL



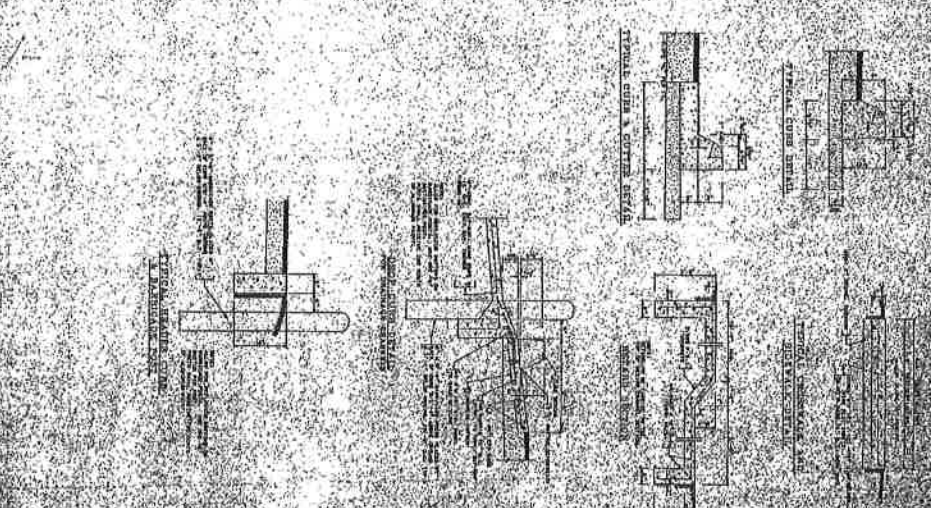
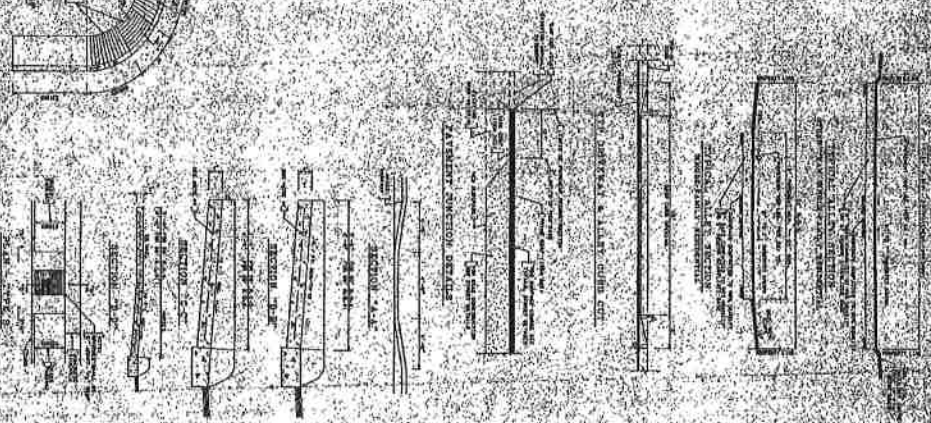
VOL 9475 PG 2013

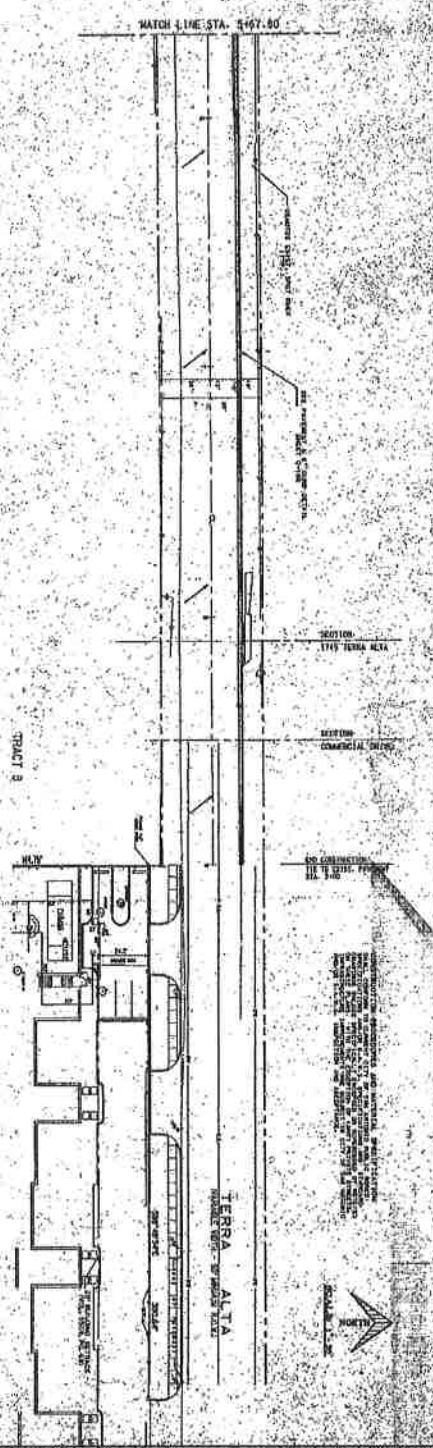
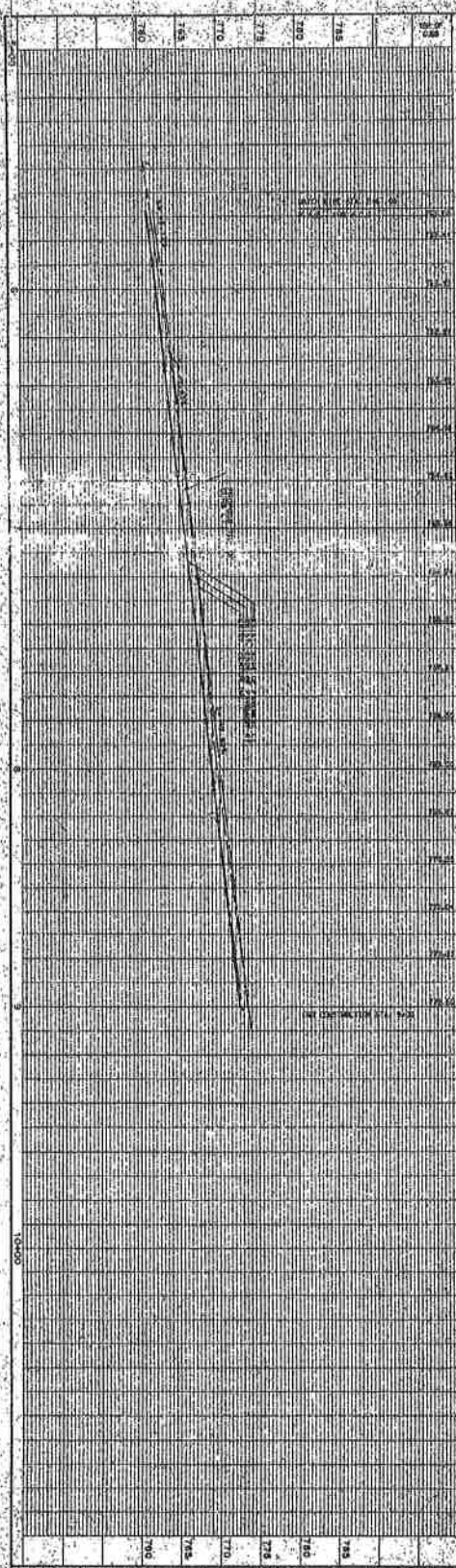


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REVISIONS

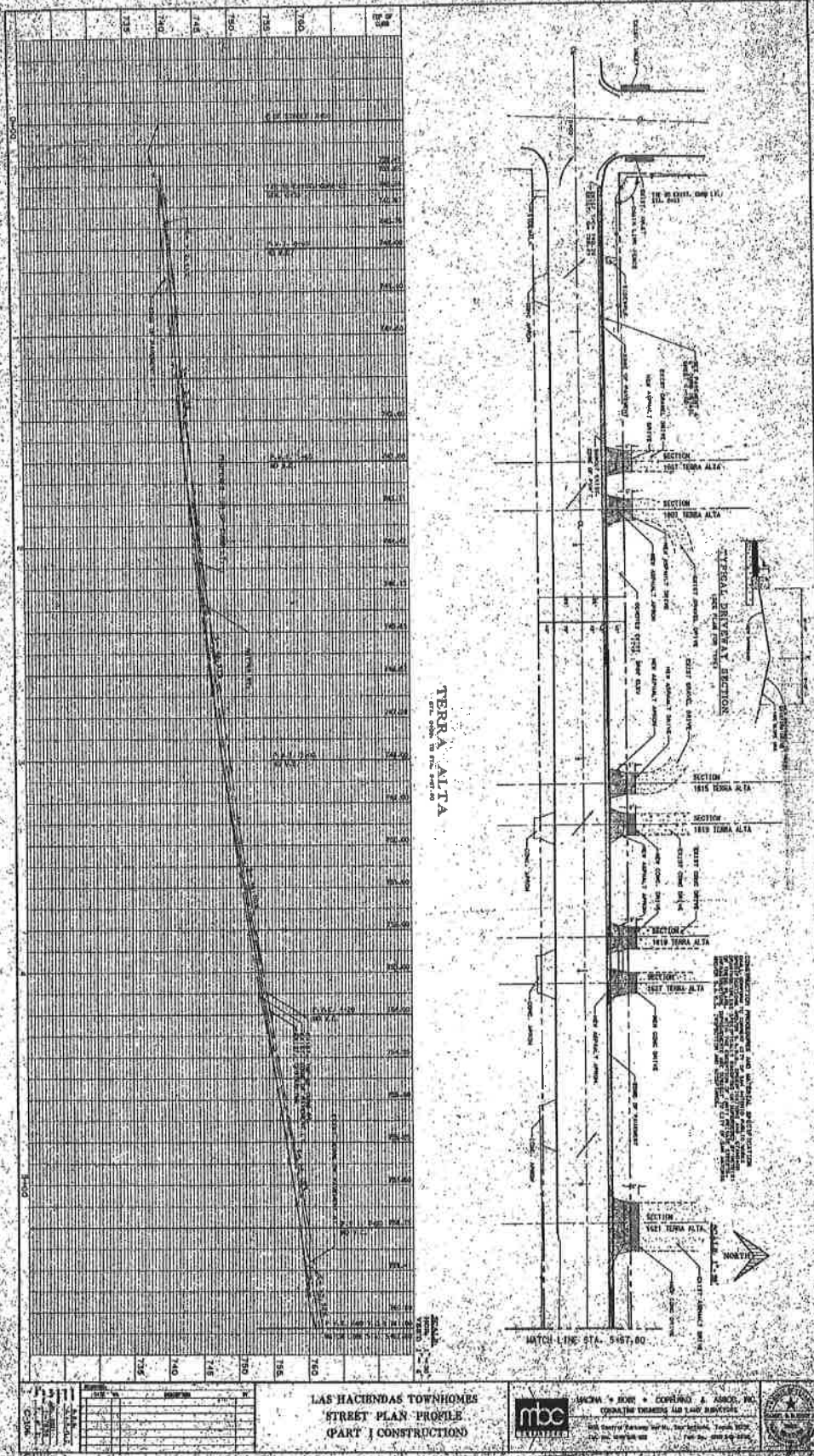
NO.	DATE	DESCRIPTION
1	11/14/16	ISSUED FOR PERMIT
2	11/14/16	ISSUED FOR CONSTRUCTION

LAS HACIENDAS TOWNHOMES
STREET PLAN PROFILE
(PART 1 CONSTRUCTION)

mbc
 ENGINEERS & ARCHITECTS
 10000 N. 10th Ave., Suite 100
 Phoenix, AZ 85020
 Tel: 602.998.1100 Fax: 602.998.1101

11/94/75/11/2016

K091475 012017

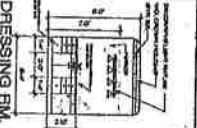
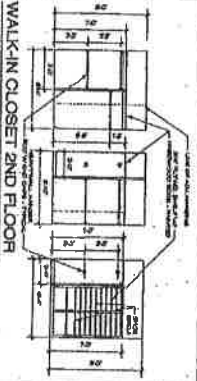
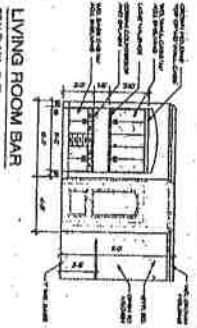
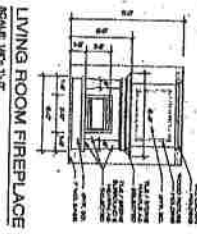
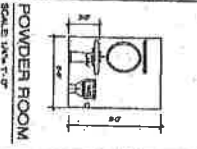
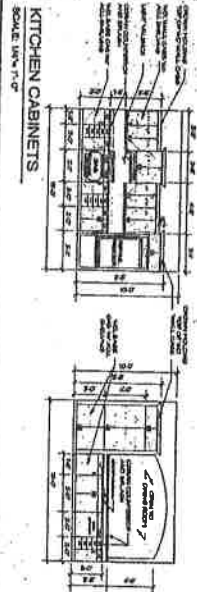


LAS HACIENDAS TOWNHOMES
STREET PLAN PROFILE
(PART 1) CONSTRUCTION

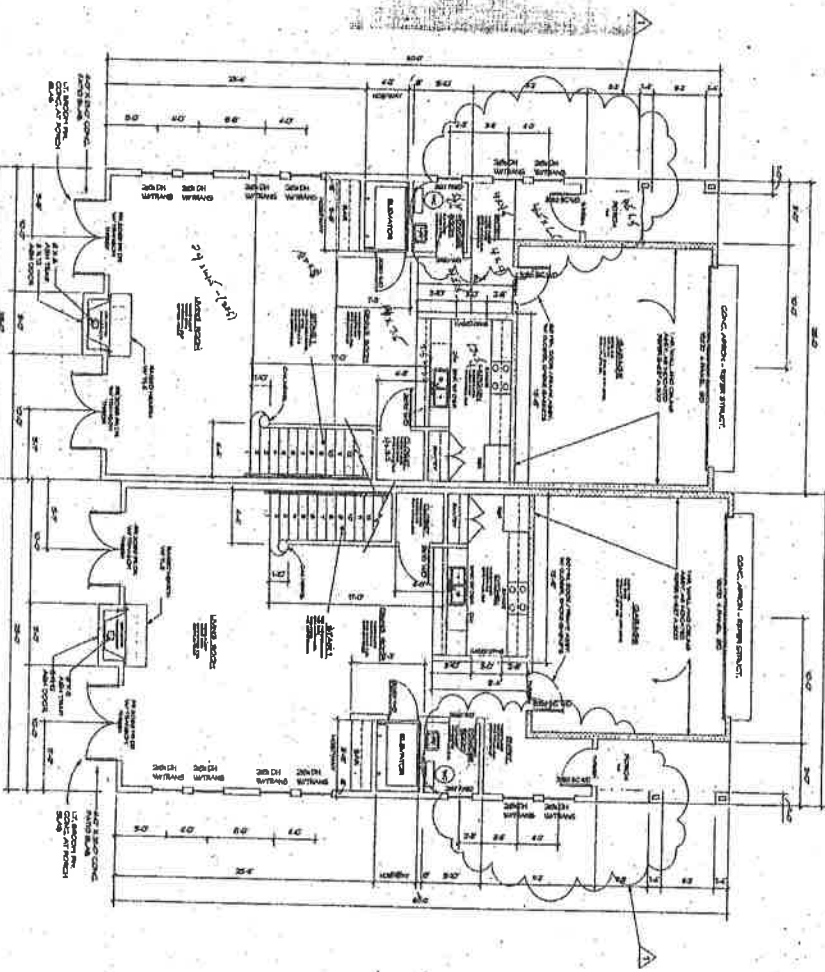
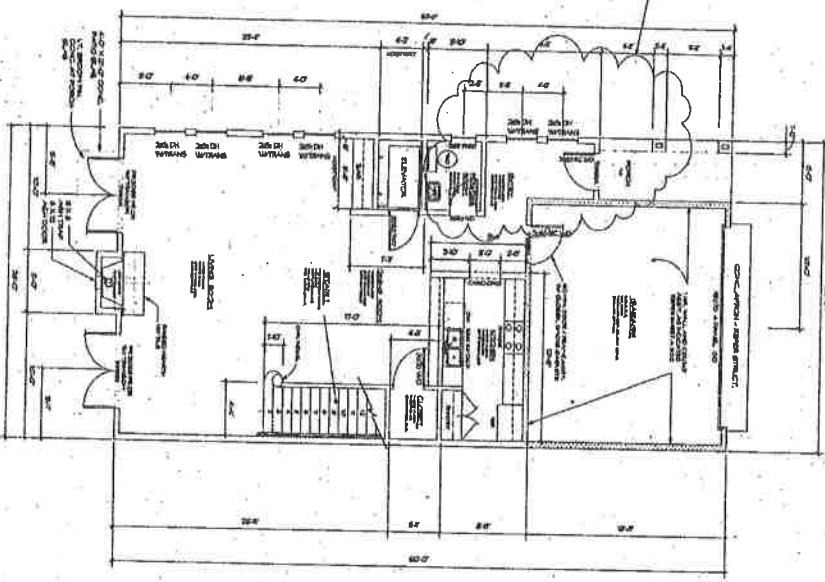


MBCH & SON • CORPUS CHRISTI, TEXAS
CORPORATE DESIGNERS AND LAND SURVEYORS
1000 West 10th Street, Suite 100, Corpus Christi, Texas 78401
Tel: 361.885.1111 Fax: 361.885.1112





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200.1

FIRST FLOOR PLAN - BUILDING 3

200.2

FIRST FLOOR PLAN - BUILDINGS 1, 2, 4 & 5

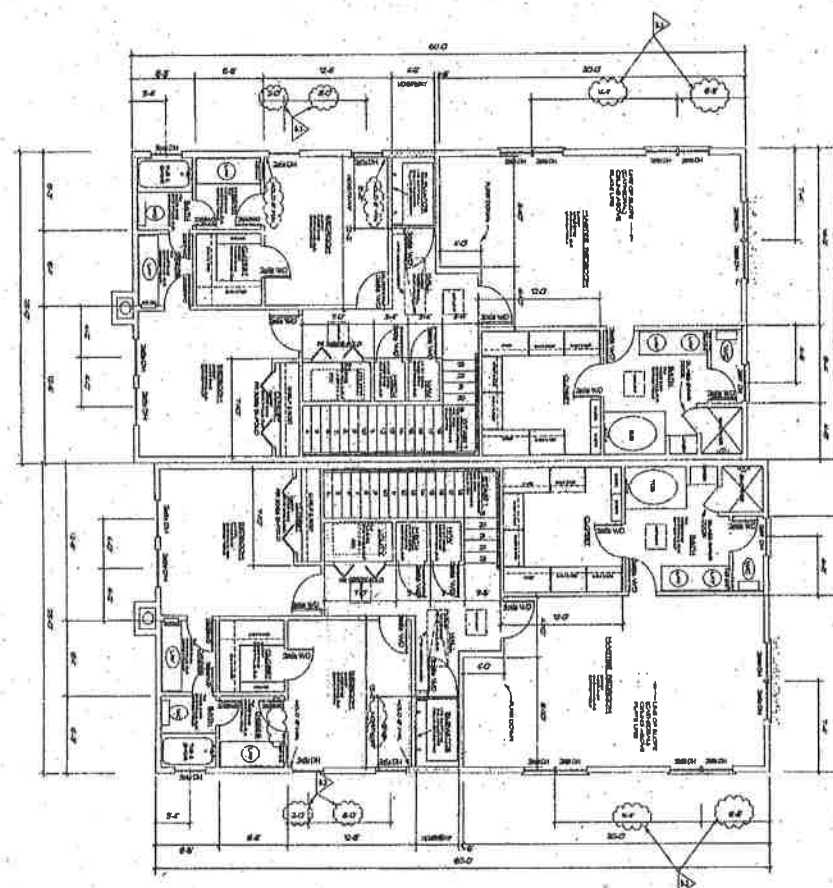
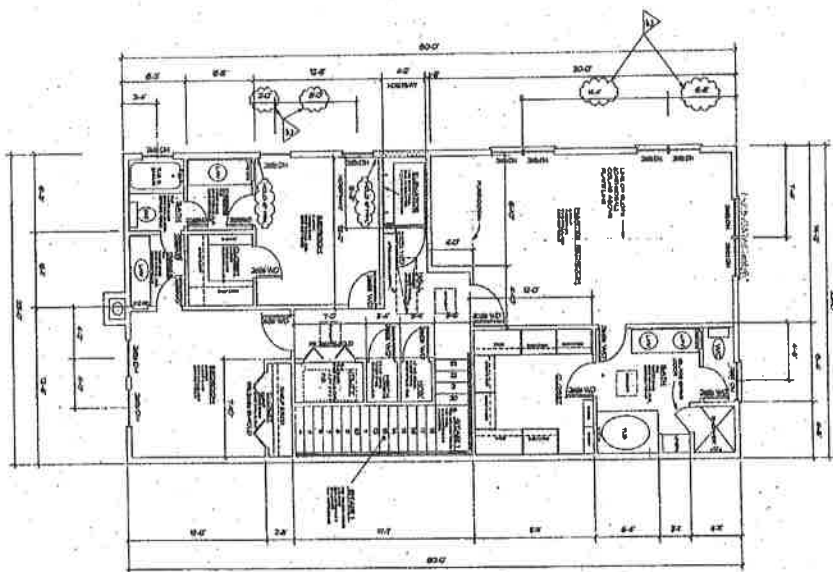
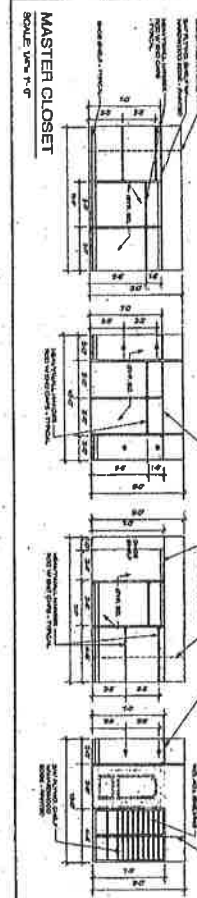
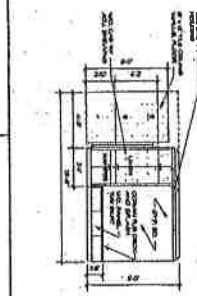
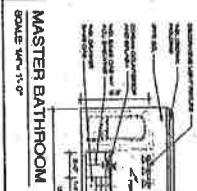
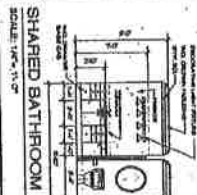


Ernesto M. Gomez, Architect, AIA
314 Broadway
San Antonio, Texas 78205
(214) 222-1111 Fax (214) 222-1112

Las Haciendas Townhomes
Terrace 400 W. Broadway
San Antonio, TX 78205

NO.	REVISION	DATE
1	GENERAL ENTRY, ADD WALK-IN CLOSET 2ND FLOOR, REMOVE DOOR, CHANGES TO	

A-200



VOL 9475 PG 2019

[illegible][illegible][illegible]

Architectural drawing showing the North Elevation of Buildings 1 & 2 and the East Elevation of Buildings 4 & 5. The drawing includes detailed annotations for materials and construction details.

Annotations:

- Top Left:** 200% ELEVATION BUILDINGS 1 & 2
- Top Right:** 200% ELEVATION BUILDINGS 4 & 5
- Left Side:** 200% ELEVATION BUILDINGS 1 & 2
- Right Side:** 200% ELEVATION BUILDINGS 4 & 5
- Center:** 200% ELEVATION BUILDINGS 1 & 2
- Bottom Left:** 200% ELEVATION BUILDINGS 1 & 2
- Bottom Right:** 200% ELEVATION BUILDINGS 4 & 5

Keynote Master Classes Available

200 Dineenway
San Francisco, CA 94104
Circ 222-6156 Fax (415) 377-6686

KITCHEN CABINETS
SCALE 1/4" = 1'-0"

POWDER ROOM
SCALE 1/4" = 1'-0"

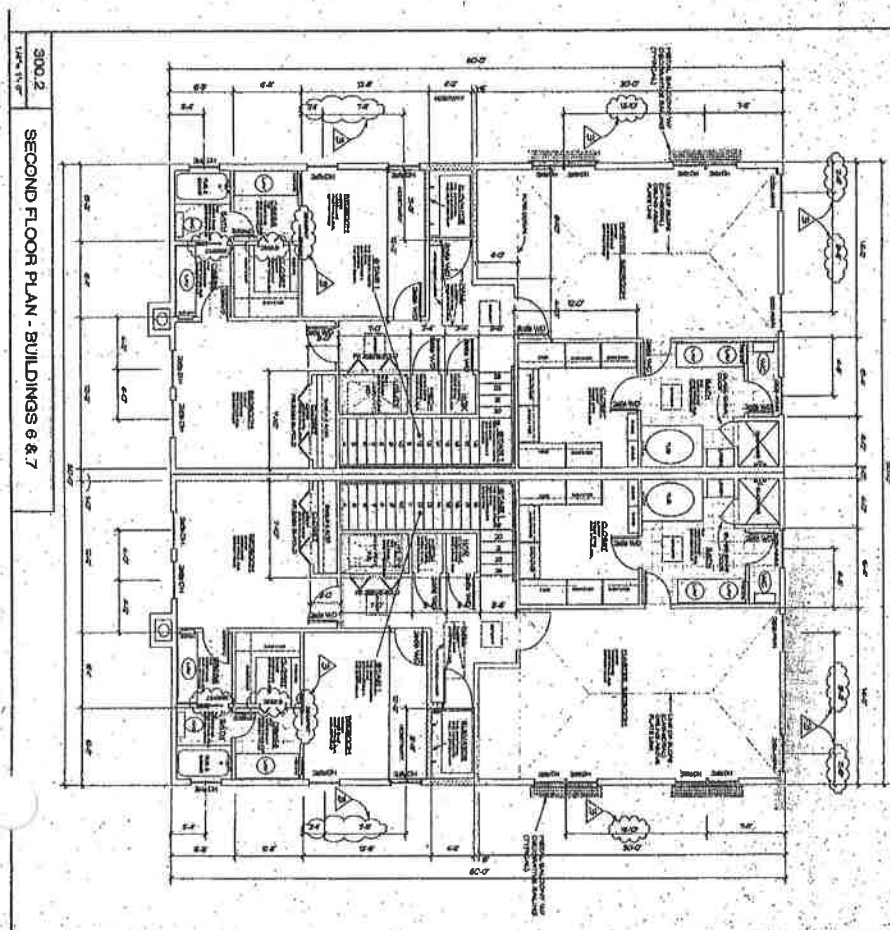
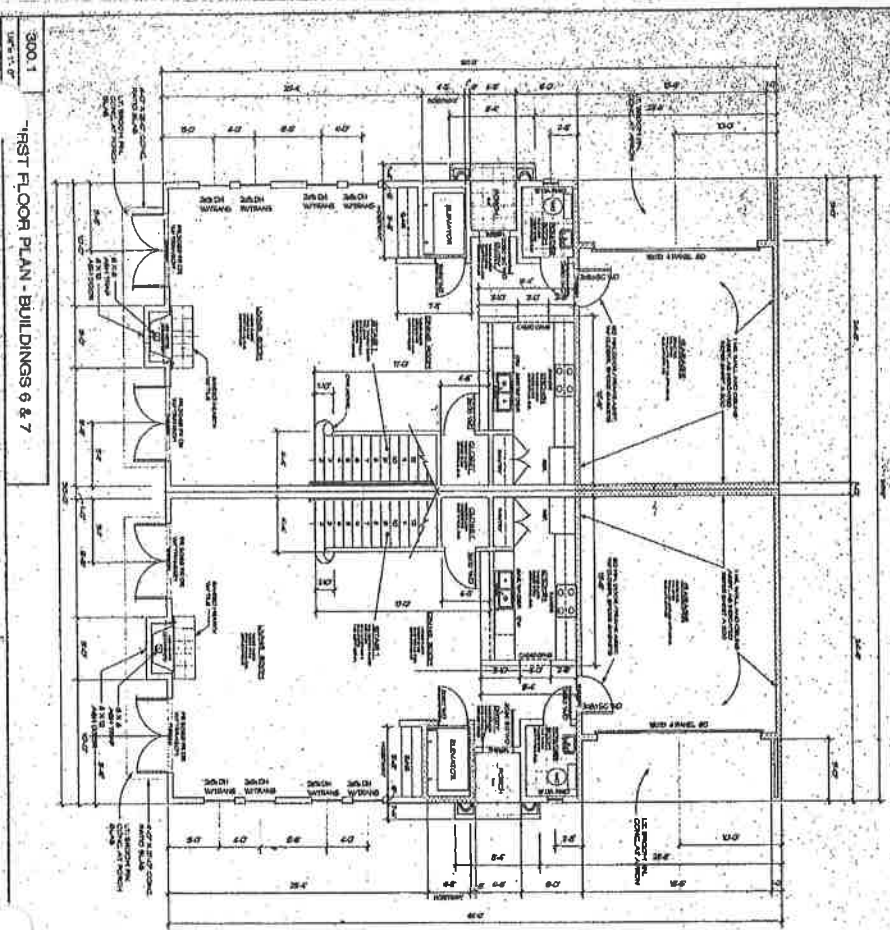
LIVING ROOM FIREPLACE
SCALE 1/4" = 1'-0"

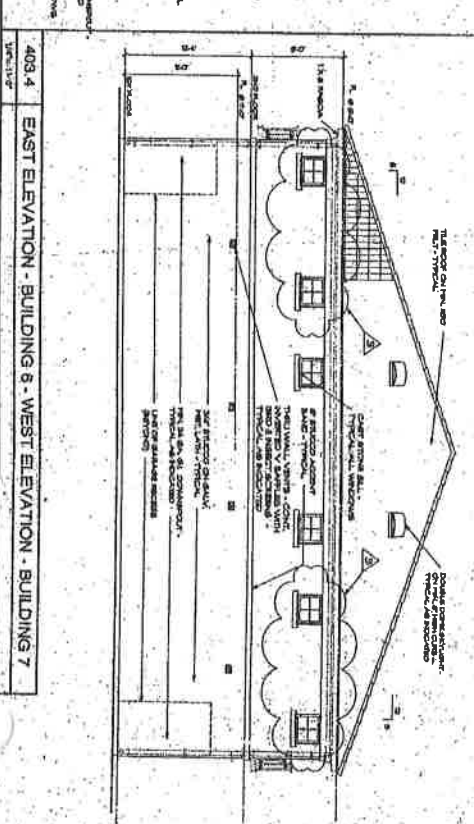
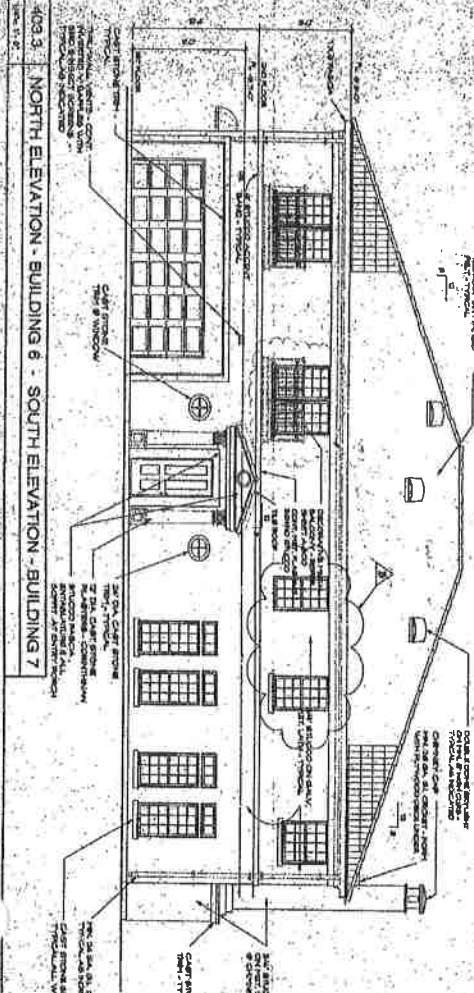
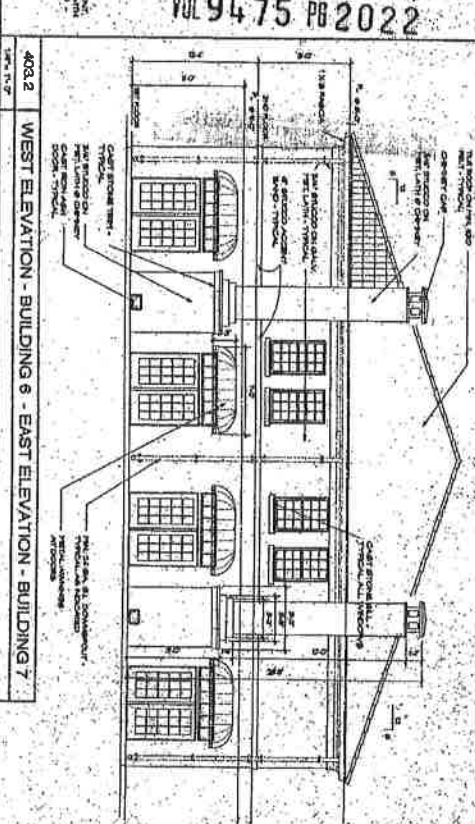
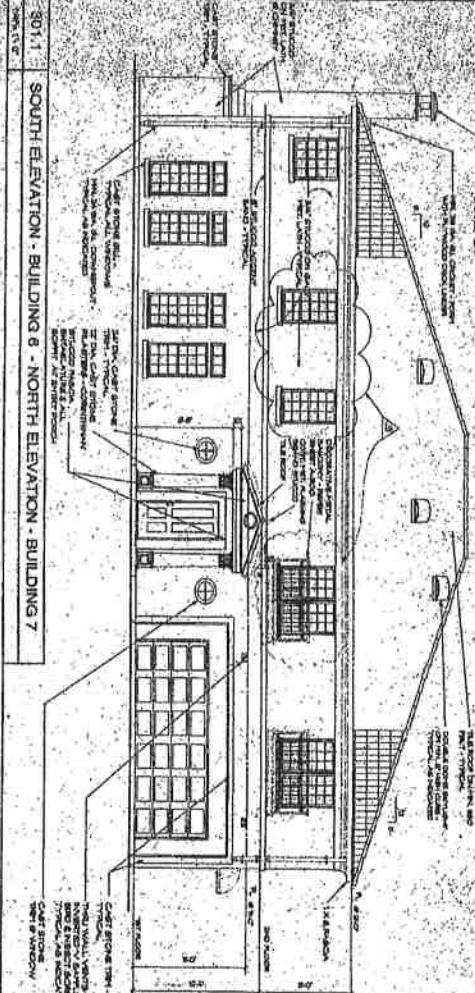
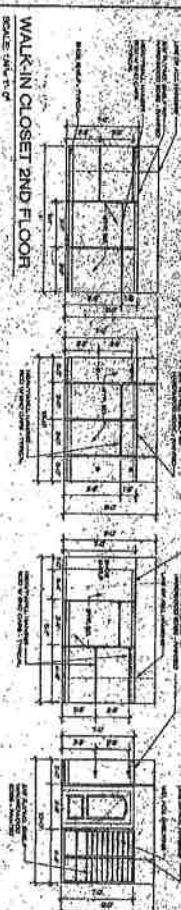
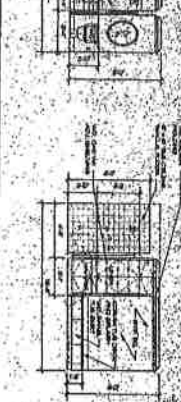
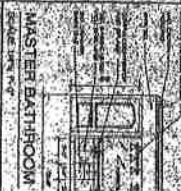
LIVING ROOM BAR
SCALE 1/4" = 1'-0"

WALK-IN CLOSET AND FLOOR
SCALE 1/4" = 1'-0"

DRESSING RM.
SCALE 1/4" = 1'-0"

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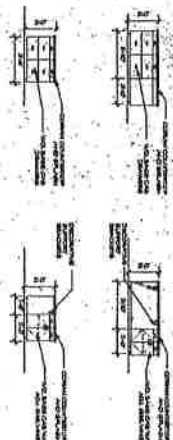
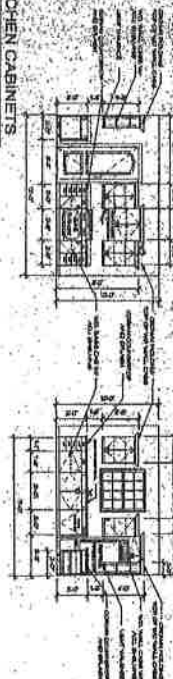




VOL 94 75 PG 2022

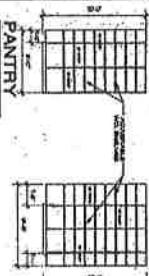
KITCHEN CABINETS

DATE: _____



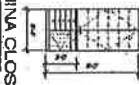
PANTRY

SCALE: 1/4" = 1'-0"



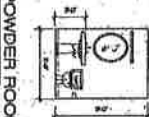
CHINA CLOSET

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POWDER ROOM

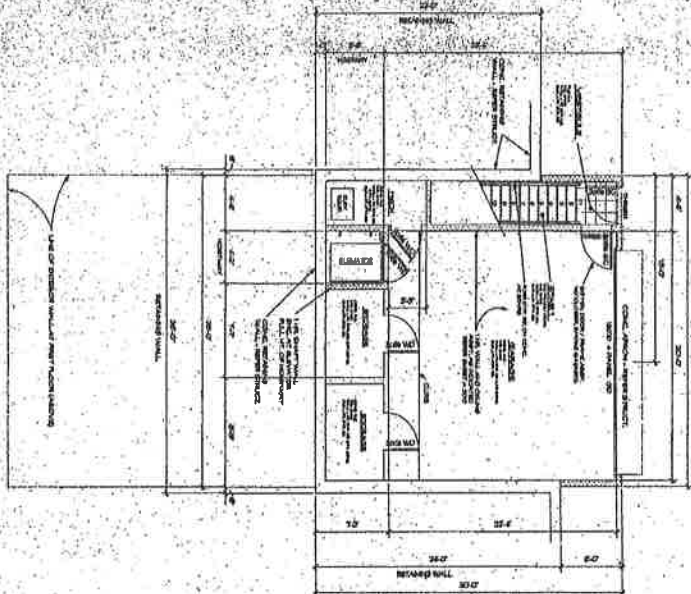
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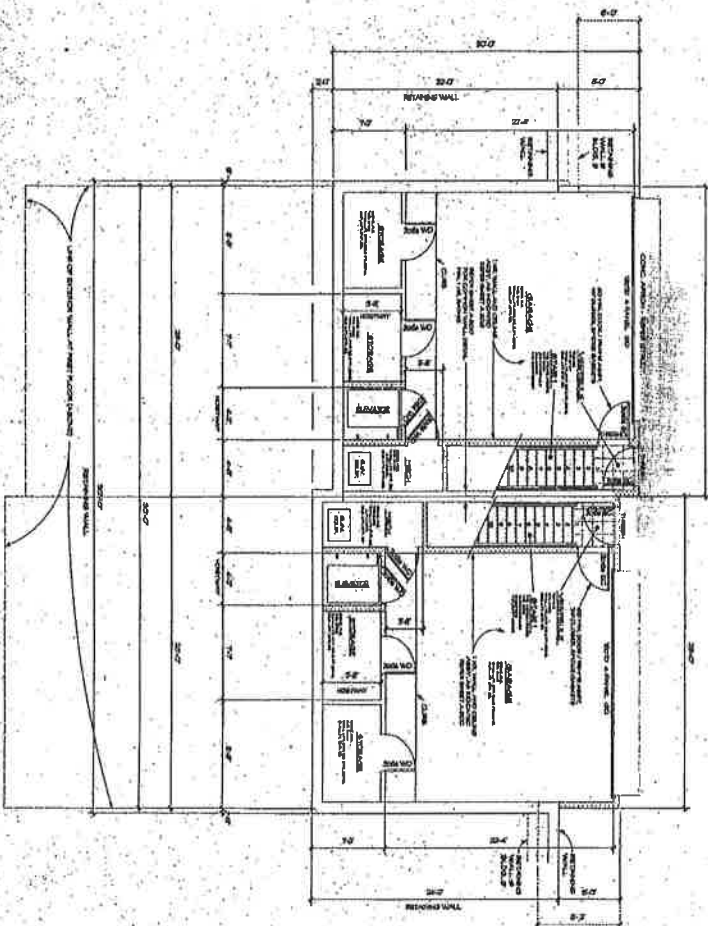
VOL 9475 PG 2023

400.1
GARAGE FLOOR PLAN - BUILDING 11

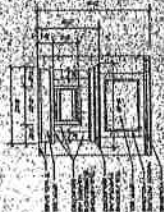
5702-10-01

400.2
GARAGE FLOOR PLAN - BUILDINGS 8, 9, & 10

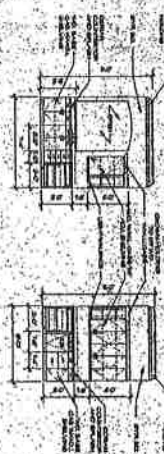
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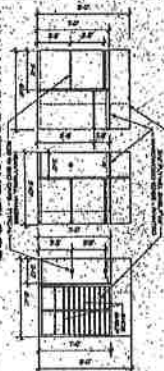
LIVING ROOM FIREPLACE



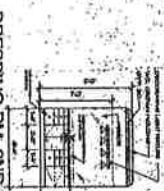
LIVING ROOM BAR



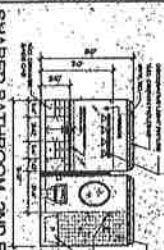
WALK-IN CLOSET 2ND FLOOR
BONLEI 3RD FLOOR



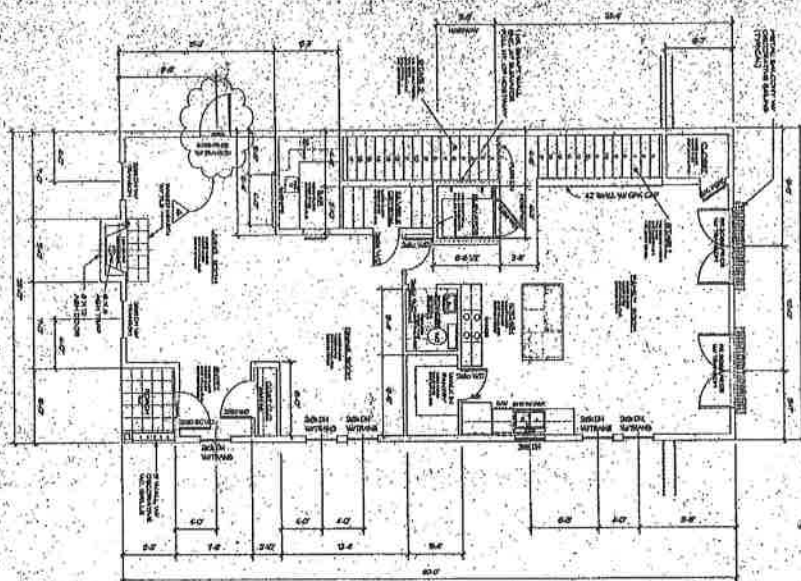
SCALE: 1/8" = 1'-0"



STAINED BAL ROOM. 2ND FLOOR.
SCALE 1/8" = 1'-0"

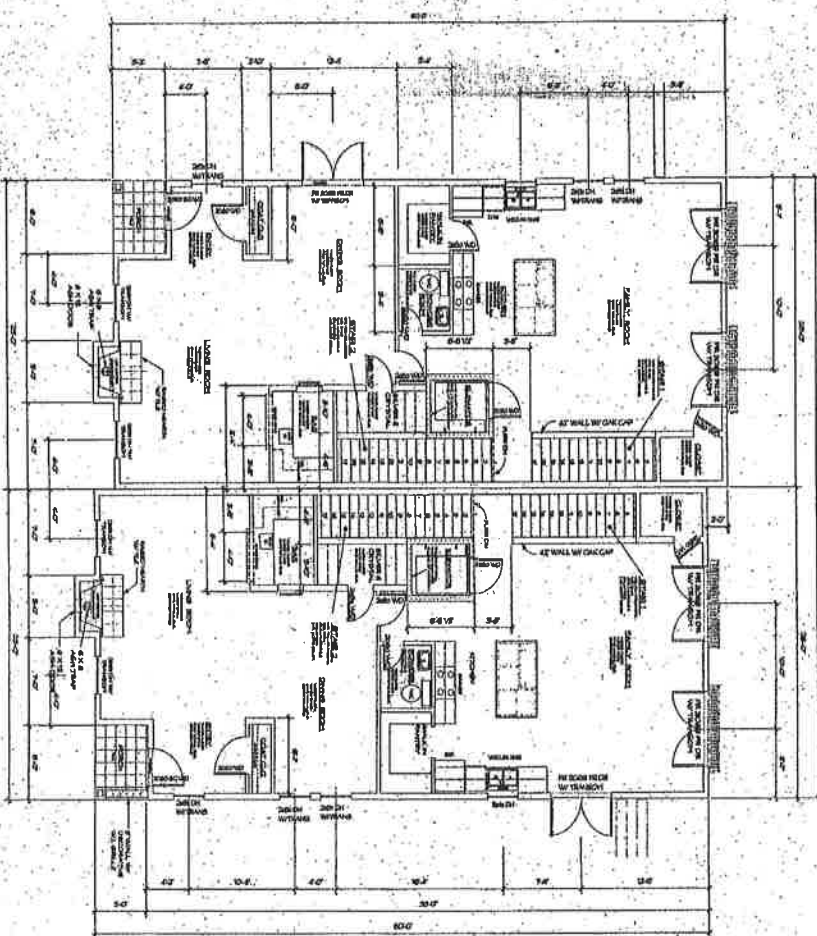


401.1
405.125
FIRST FLOOR PLAN - BUILDING 1

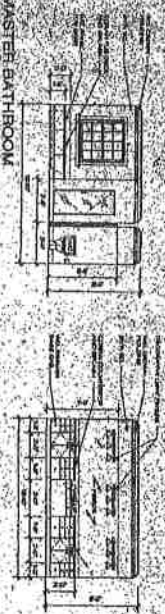


VOL 9475 PG 2024

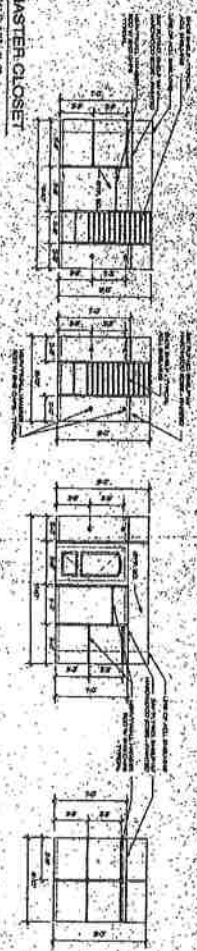
FIRST FLOOR PLAN - BUILDINGS 8, 9, & 10



MASTER BATHROOM

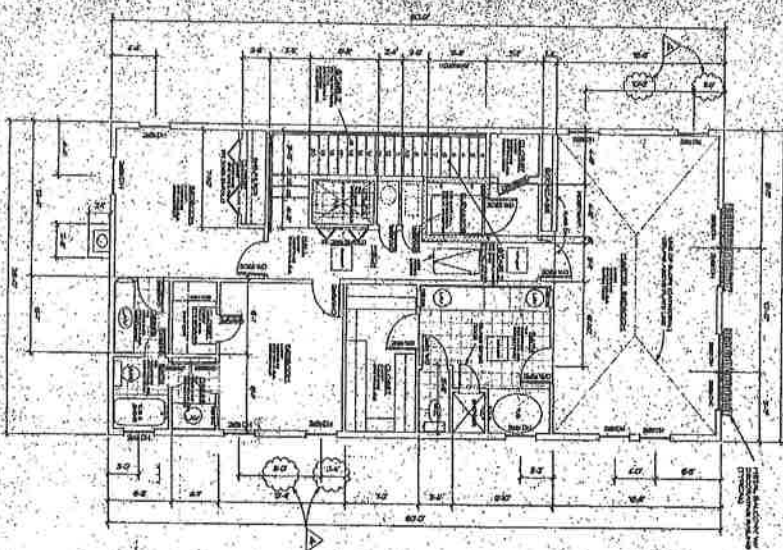


MASTER CLOSET

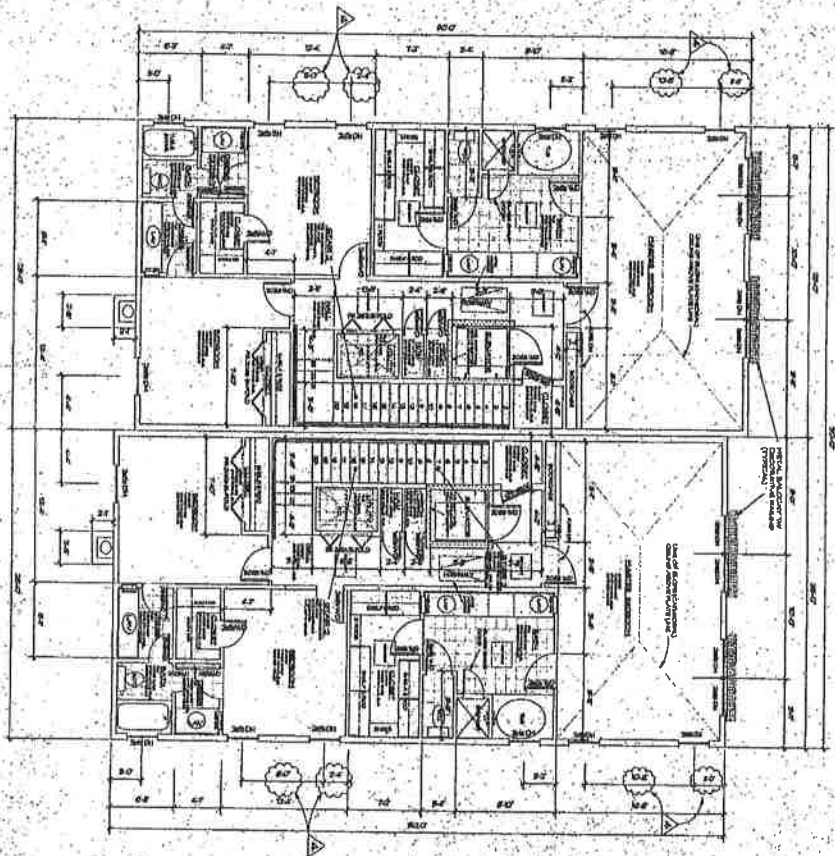


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SECOND FLOOR PLAN - BUILDING 11



SECOND FLOOR PLAN - BUILDINGS 8, 9, & 10



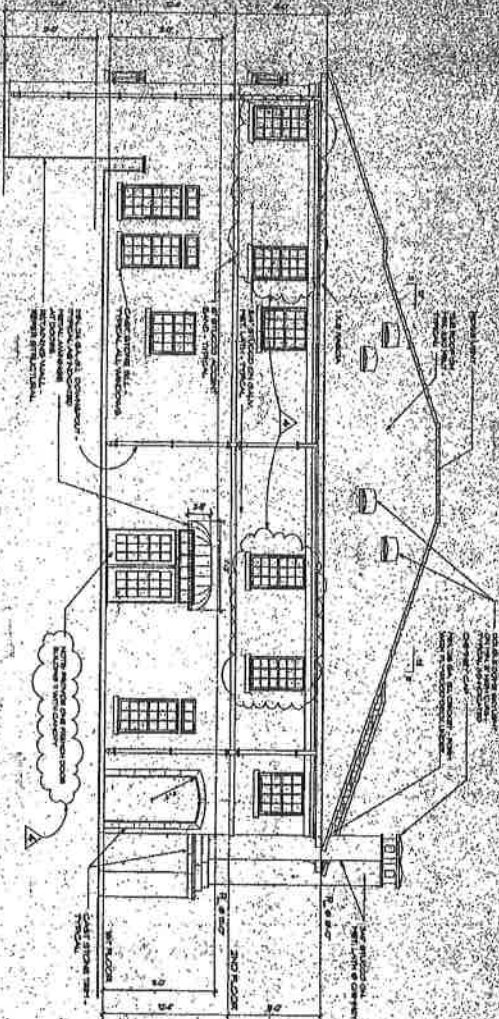
A-402



Architect's Office
2000
1000
1000

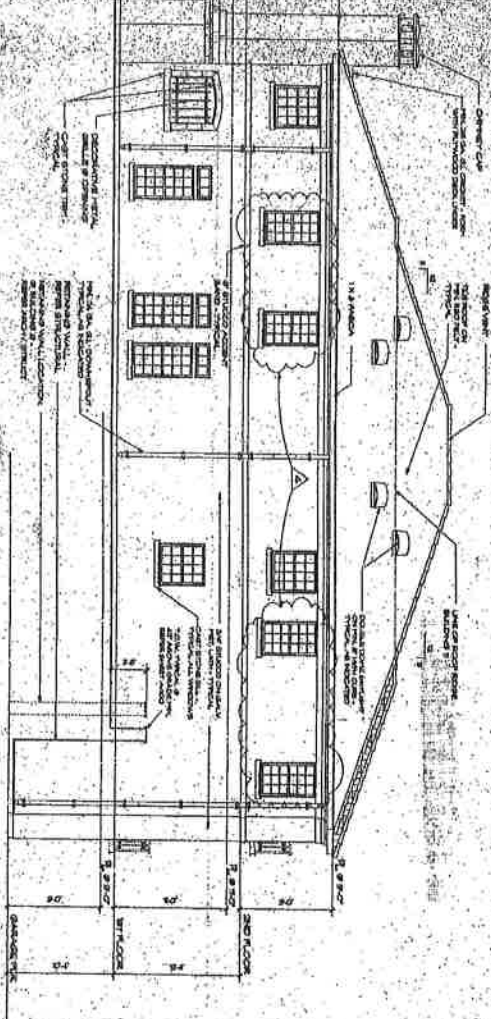
Las Vegas
Las Vegas
Las Vegas

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/1/00
2	REVISION	10/1/00
3	REVISION	10/1/00
4	REVISION	10/1/00
5	REVISION	10/1/00
6	REVISION	10/1/00
7	REVISION	10/1/00
8	REVISION	10/1/00
9	REVISION	10/1/00
10	REVISION	10/1/00

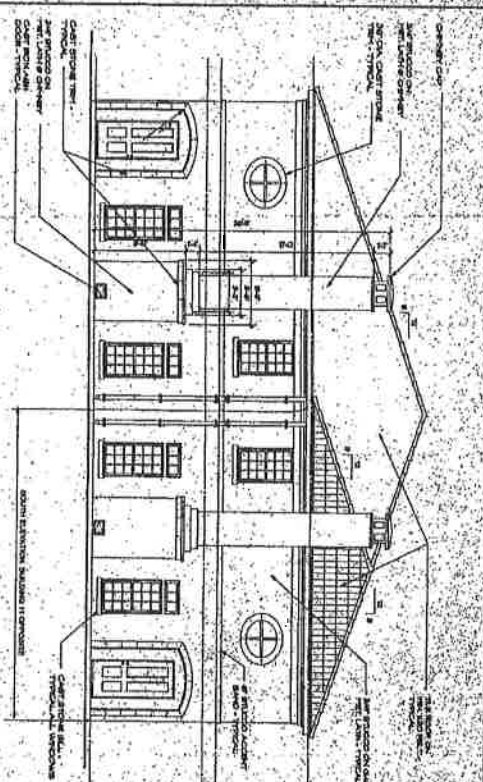


403.1 WEST ELEVATION - BUILDINGS 8, 9, 10 & 11

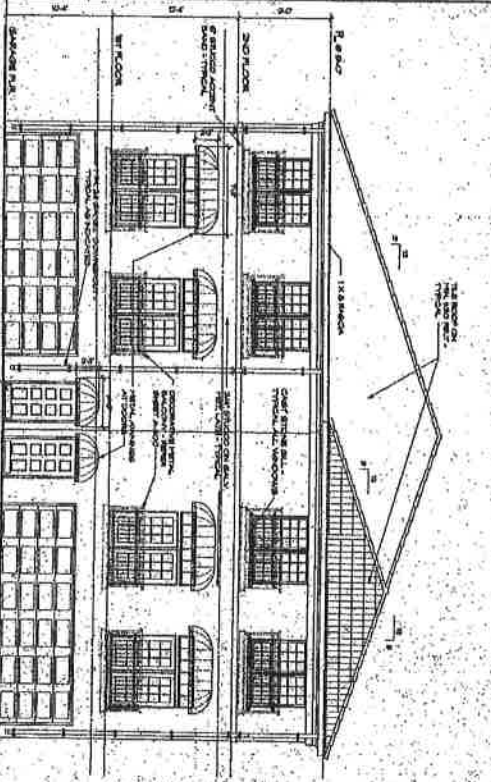
Vol. 94.75 Pg. 2026



403.3 EAST ELEVATION - BUILDINGS 8, 9, 10 & 11



403.2 SOUTH ELEVATION - BUILDINGS 8, 9, 10 & 11

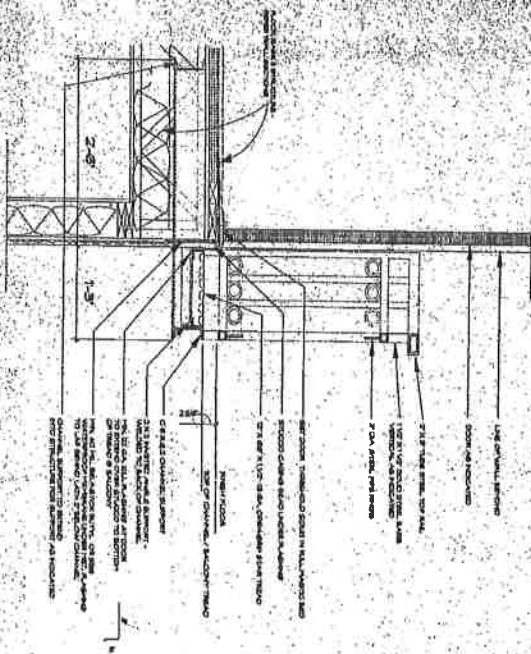


403.4 NORTH ELEVATION - BUILDINGS 8, 9, 10 & 11

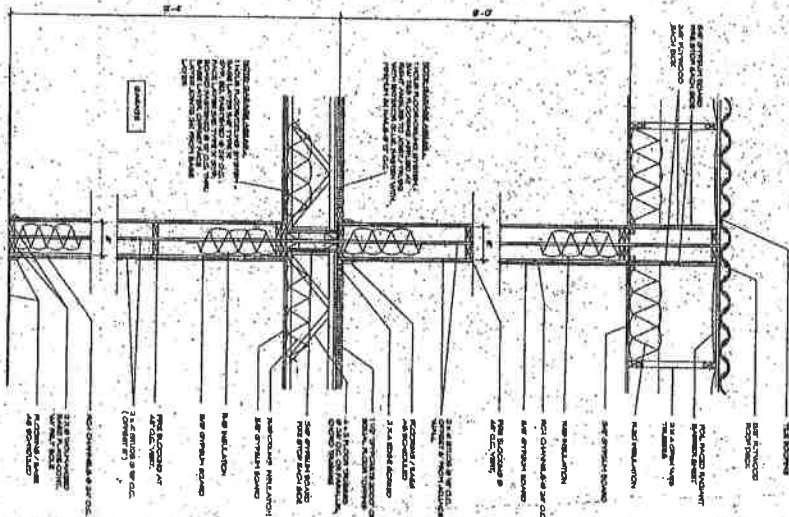
EVALUATION

3801.3
004-2-15.07

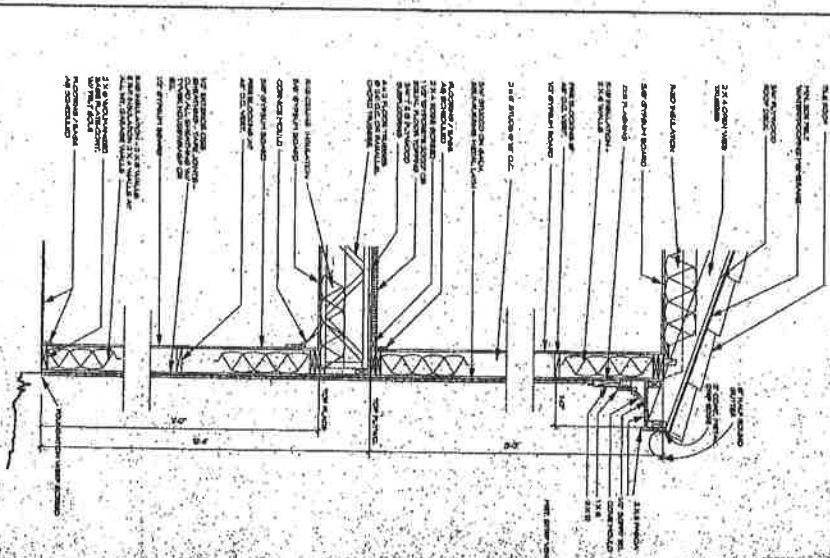
DECORATIVE BALCONY DETAIL



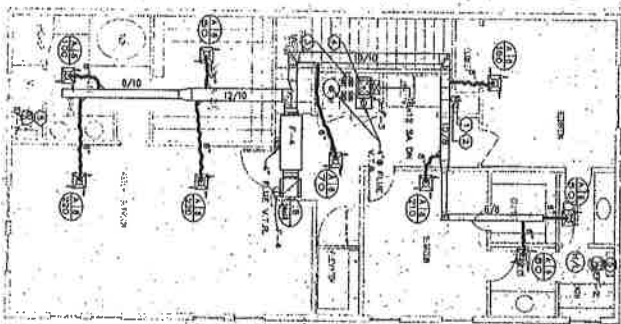
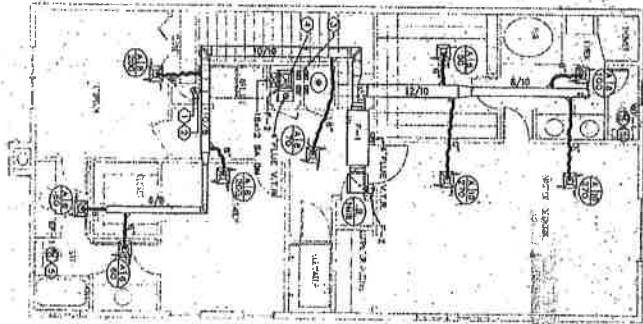
500.3 DECORATIVE BALCONY SECTION



500.2
COMMON WALL SECTION



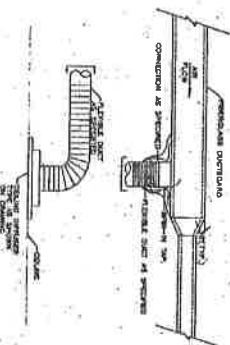
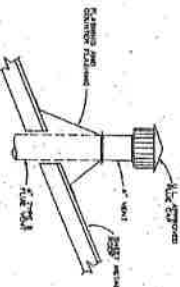
500.3
TYPICAL WALL SECTION



AIR DEVICE SCHEDULE	
A	J60 REGISTER 28Q(2.5 ON 4 MAY)
B	J60 REGISTER ALSO-5(FILTERED)
RH	SPRINKLERS 30' WIDE OF ALMOND, W/ CHEMICAL FILTER MICROFID, 75 W. POLE

KEYED NOTES

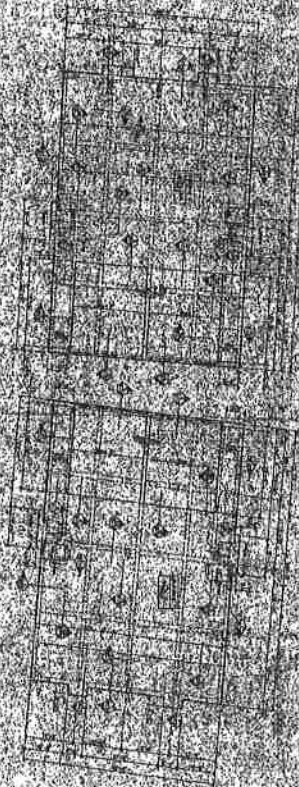
1. 4" STEELWALL NAIL VENT ON TRUSS ROOF WITH APPROVED TYPE ROOF GUT.
2. CONNECT 4" PLUMBED DRYER VENT.
3. 1/2" GALV. RIBBED 1" SIDING WITH CEILING AS REQUIRED BY CODE. EXPOSED ROOFING TO ROOF AND TERMINATE WITH APPROVED ROOF CAP AND FLASHING.
4. LEAD RETURN AIR DUCT DOWN TRUSS FLOOR TO R.V.G.
5. EXHAUST THRU ROOF TERMINATE WITH APPROVED ROOF GUT.



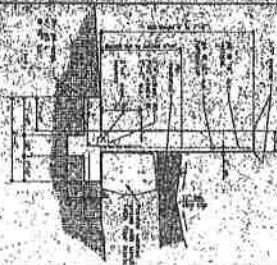
FOUNDATION PLAN

Scale: 1/4" = 1'-0"

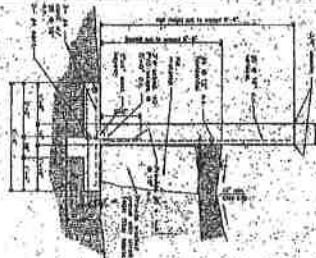
Notes:
1. All foundations to be constructed in accordance with the specifications of the American Institute of Steel Construction, Inc. (AISC) and the American Concrete Institute (ACI).
2. All foundations to be constructed in accordance with the specifications of the American Institute of Steel Construction, Inc. (AISC) and the American Concrete Institute (ACI).
3. All foundations to be constructed in accordance with the specifications of the American Institute of Steel Construction, Inc. (AISC) and the American Concrete Institute (ACI).



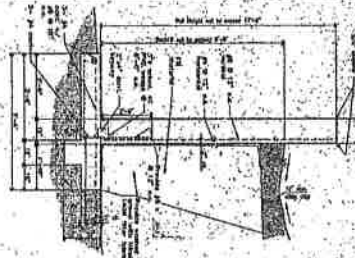
VOL 9475 PG 2028



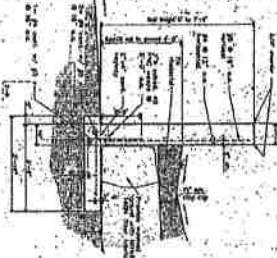
1. DETAILS OF RETAINING WALL



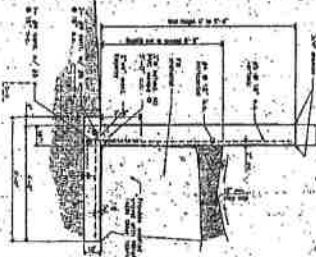
2. DETAIL OF RETAINING WALL



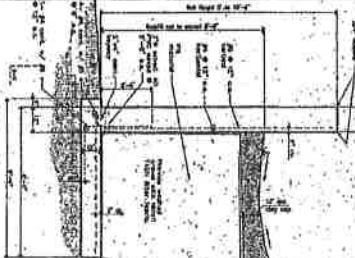
3 DETAIL OF RETAINING WALL



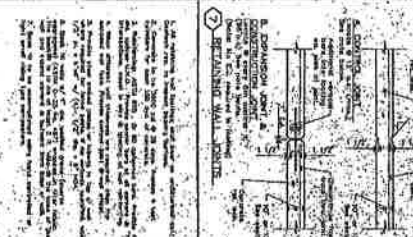
4 DETAIL OF RETAINING WALL
ALONG PRIORITY LINE.



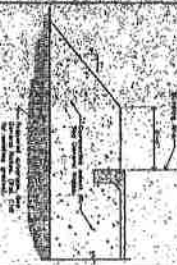
5 DETAIL OF SETTING WALL
ALONG PROPERTY LINE



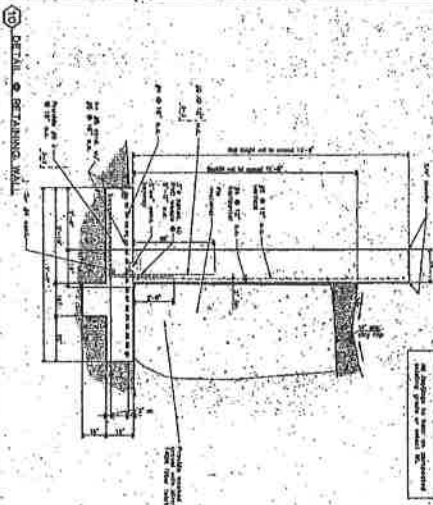
**DETAIL OF RETAINING WALL
ALONG PROPERTY LINE**



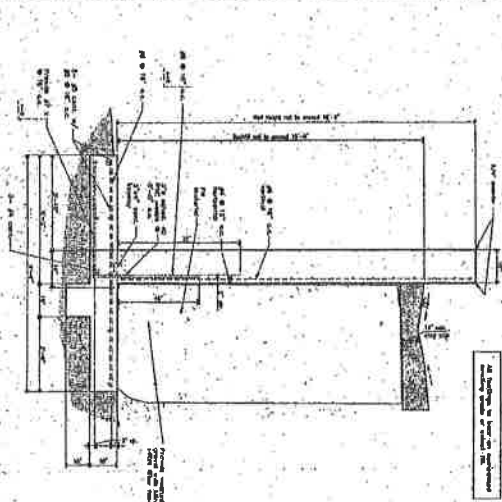
RETAINING WALL NOTES



6. WOMEN IN THE OVERSEAS



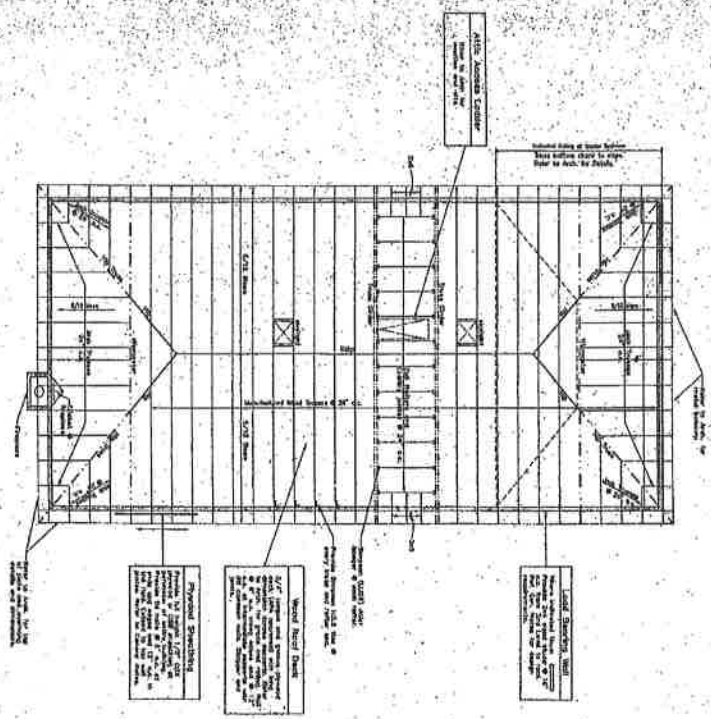
10 DETAIL OF RETAINING WALL



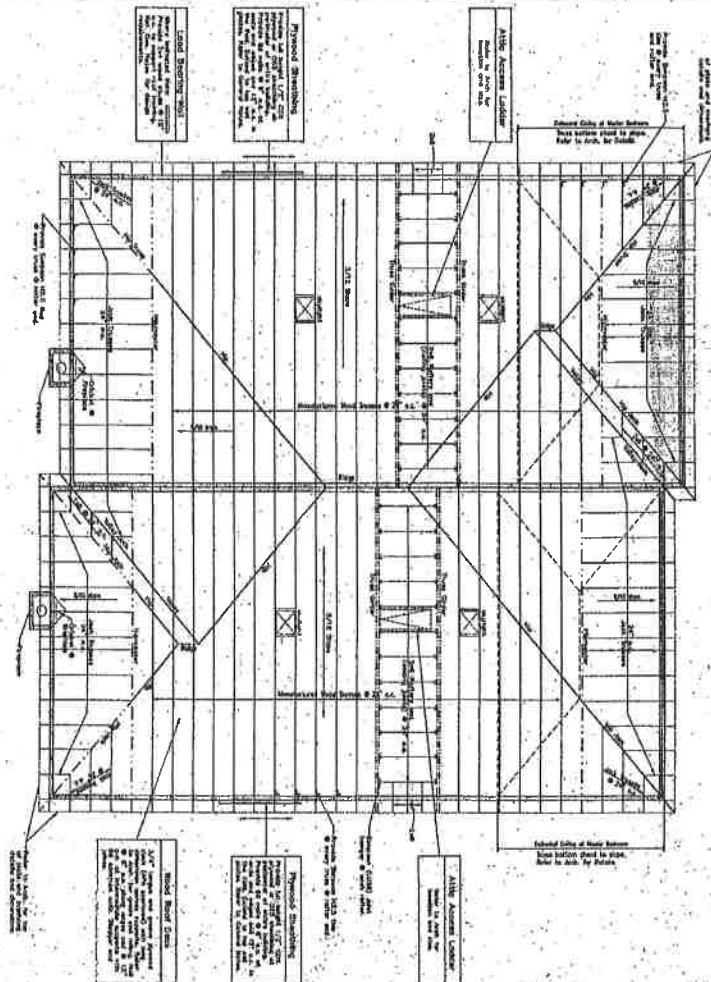
DETAIL OF SETTING WALL

VOL 9475 PG 2030

YOL 94.7.5 RB 2032

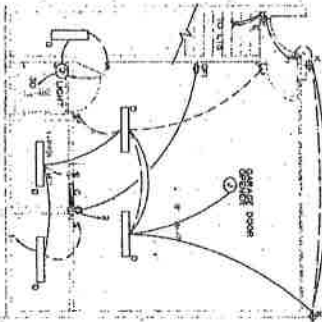


ROOF FRAMING PLAN
Sheet 11

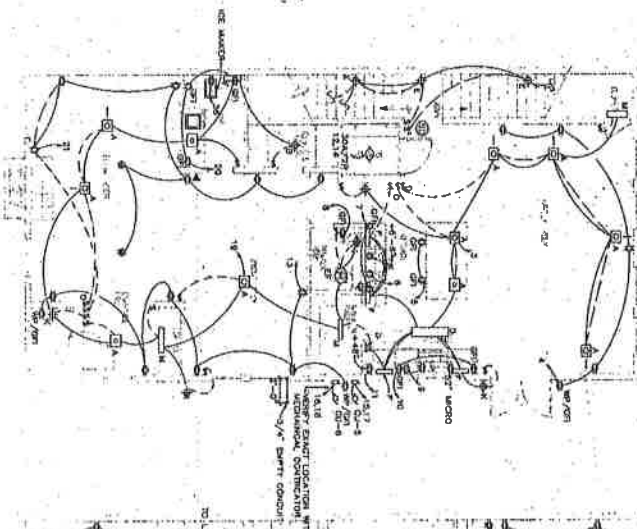


ROOF FRAMING PLAN
Sheet 10

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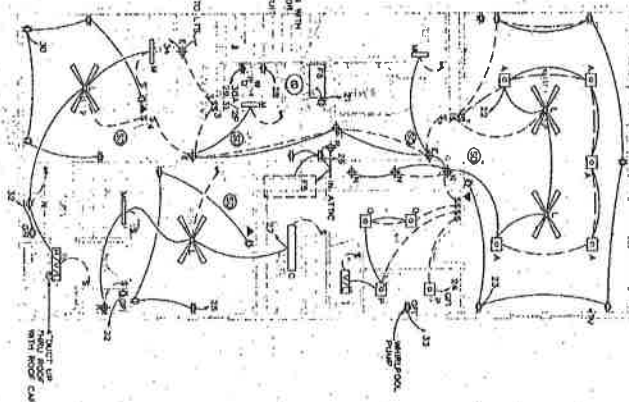


E3.1 GARAGE LEVEL
SCALE 1/4" = 1'-0"
BUILDING 'C'



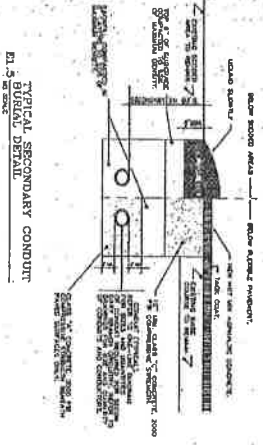
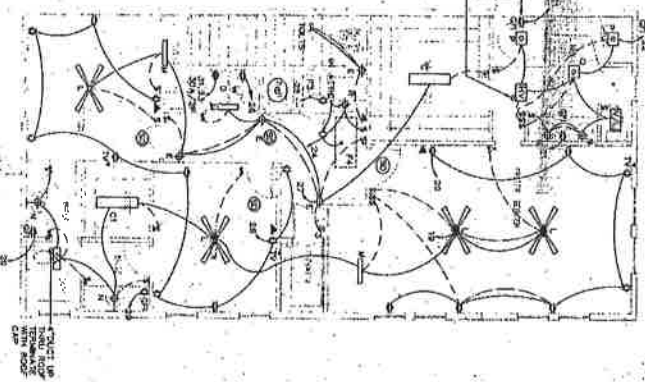
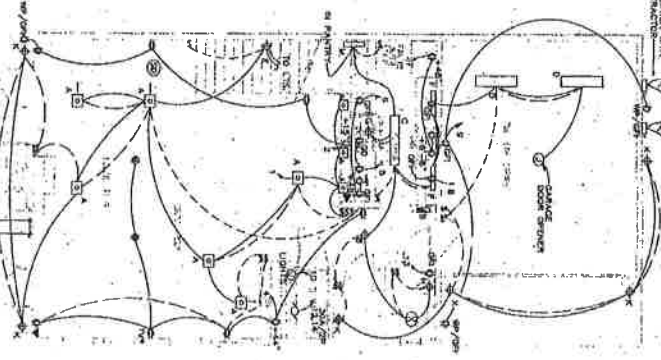
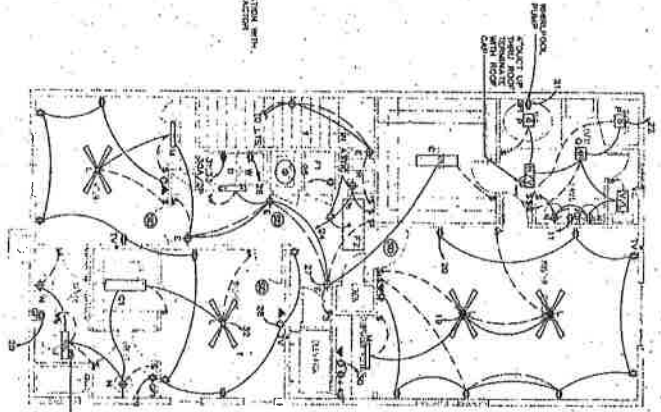
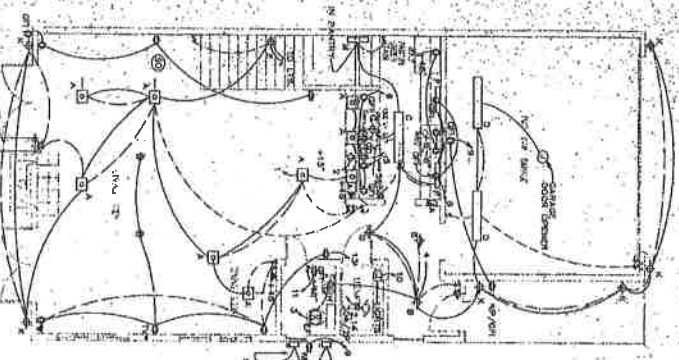
E3.2 FIRST FLOOR
SCALE 1/4" = 1'-0"
BUILDING 'C'

NOTE:
ELECTRICITY IS AWAY TO ALL
SHOWN DEVICES AS PER CODE.



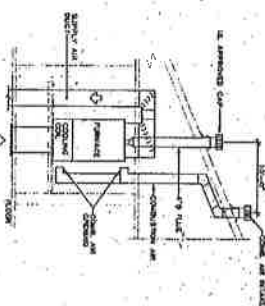
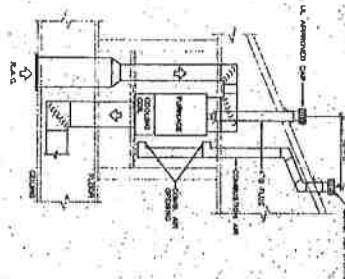
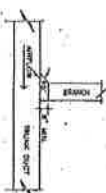
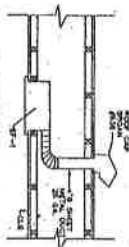
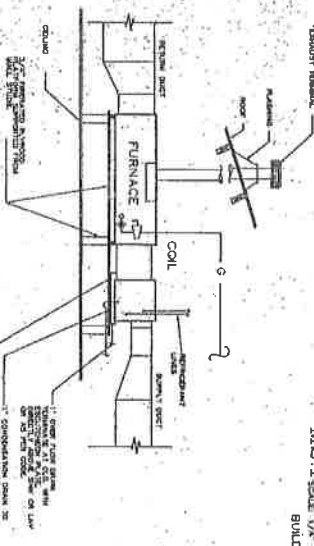
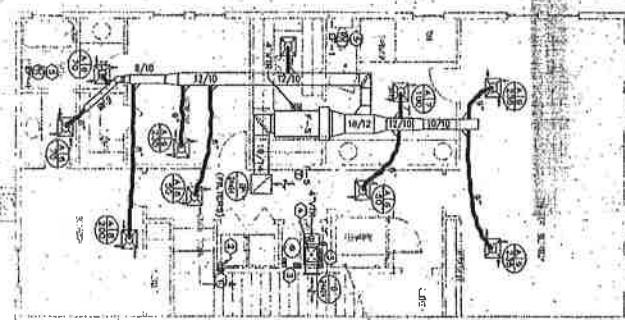
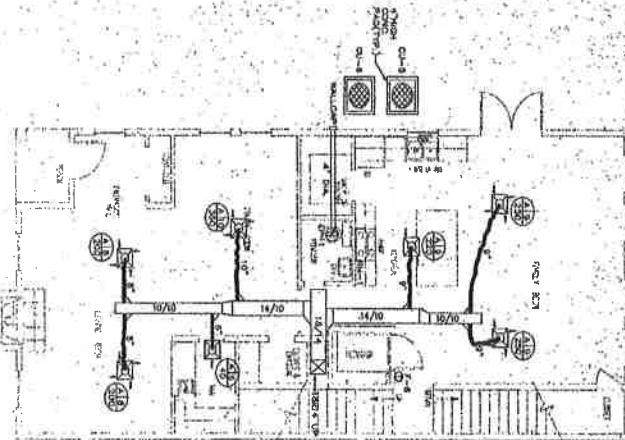
E3.3 SECOND FLOOR
SCALE 1/4" = 1'-0"
BUILDING 'C'

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MARK	DESCRIPTION	MARK	DESCRIPTION
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2	RECEPTACLE	11	SWITCH RECEPT
3	RECEPTACLE	12	SWITCH RECEPT
4	RECEPTACLE	13	SWITCH RECEPT
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WL 9475 H2037



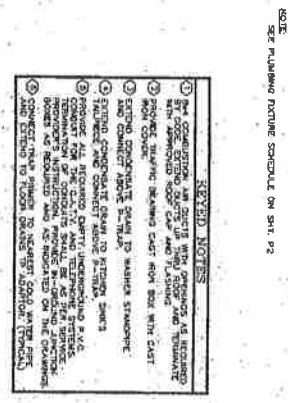
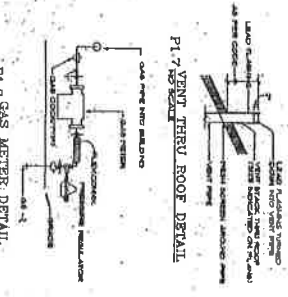
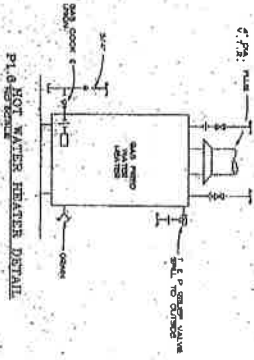
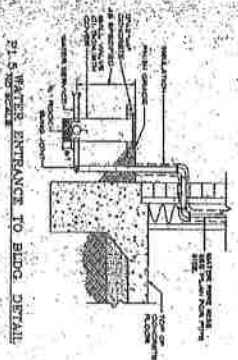
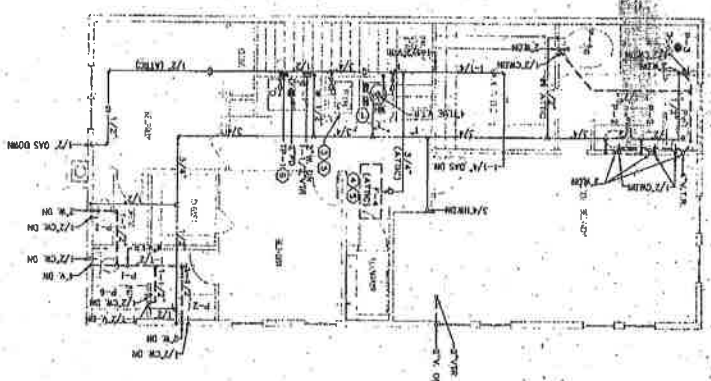
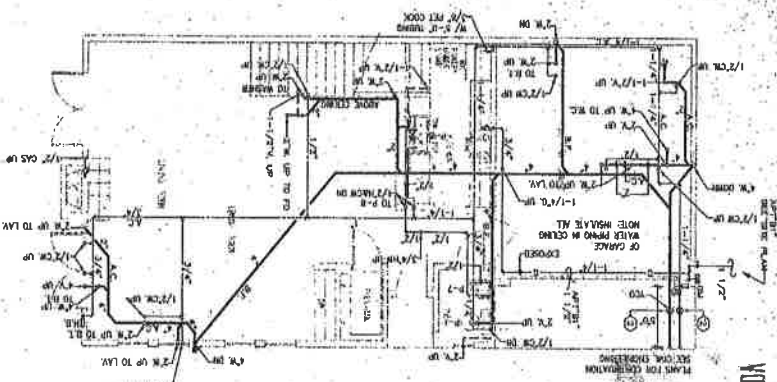
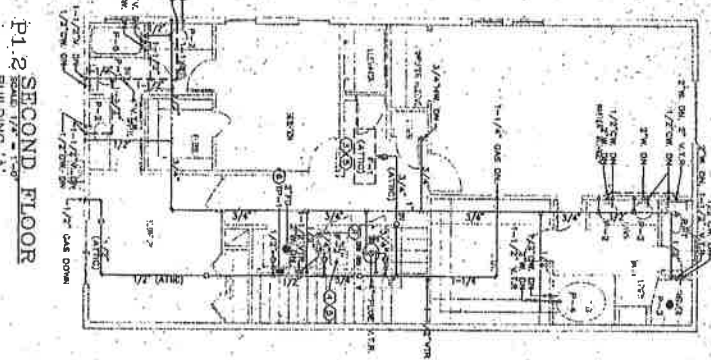
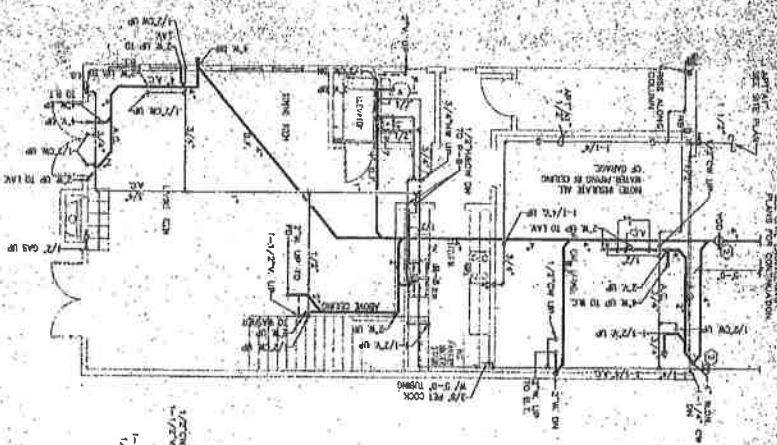
ME 6 FURNACE DETAIL

- NOTE:
1. EXHAUST FAN SHALL BE INSTALLED TO EXHAUST OUTSIDE THE BUILDING.
 2. EXHAUST FAN SHALL BE INSTALLED TO EXHAUST OUTSIDE THE BUILDING.
 3. EXHAUST FAN SHALL BE INSTALLED TO EXHAUST OUTSIDE THE BUILDING.

KEYED NOTES

1. EXHAUST FAN SHALL BE INSTALLED TO EXHAUST OUTSIDE THE BUILDING.
2. EXHAUST FAN SHALL BE INSTALLED TO EXHAUST OUTSIDE THE BUILDING.
3. EXHAUST FAN SHALL BE INSTALLED TO EXHAUST OUTSIDE THE BUILDING.
4. EXHAUST FAN SHALL BE INSTALLED TO EXHAUST OUTSIDE THE BUILDING.
5. EXHAUST FAN SHALL BE INSTALLED TO EXHAUST OUTSIDE THE BUILDING.

9475 PB2038



- REVISION NOTES**
1. PER CONSULTATION, ALL EXISTING PIPING, EQUIPMENT, AND VENTS TO BE REMOVED AND REPLACED WITH APPROVED COPPER PIPE AND FITTINGS AND INSULATION.
 2. ALL EXISTING PIPING BEARING CAST IRON JOINTS WITH CAST IRON COUPLERS SHALL BE REPLACED.
 3. EXISTING CONDENSATE DRAIN TO BE REPLACED WITH 1/2" DIA. COPPER PIPE AND FITTINGS.
 4. PROVIDE ALL REQUIRED CAPS, UNIONS, AND TIGHTENING SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PROVIDE A GROUND JUNCTION BOX AS REQUIRED AND AS INDICATED ON THE DRAWINGS.
 5. ALL EXISTING TO BE REMOVED AND REPLACED WITH APPROVED COPPER PIPE AND FITTINGS.

SEE P1.5 WATER ENTRANCE DETAIL ON SHEET P2

M.E.P.
DESIGN, INC.

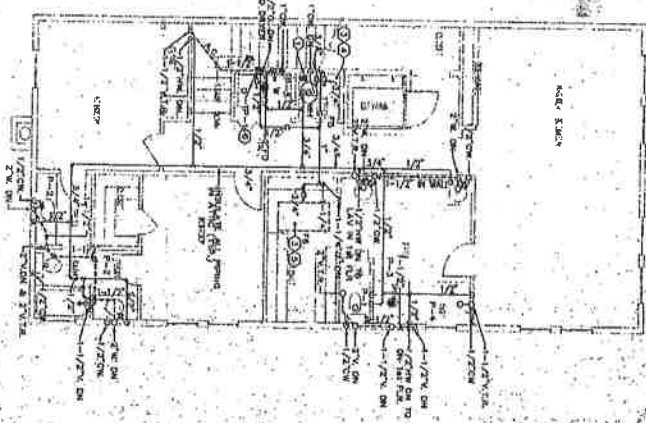
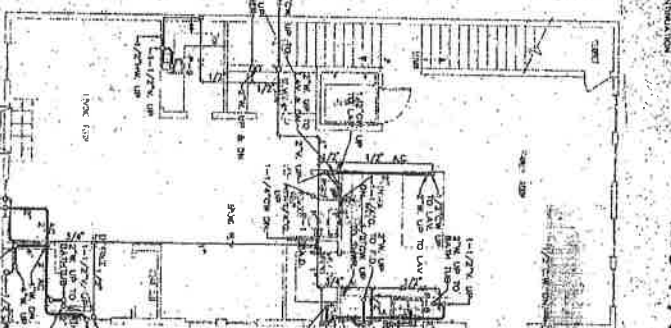


Las Vegas, Nevada
JERRY RAY T. HENDERSON
REGISTERED PROFESSIONAL ENGINEER
No. 10000

NO.	DATE	REVISION
1	10/1/88	ISSUED FOR PERMIT
2	10/1/88	REVISED FOR COMMENTS
3	10/1/88	REVISED FOR COMMENTS
4	10/1/88	REVISED FOR COMMENTS
5	10/1/88	REVISED FOR COMMENTS

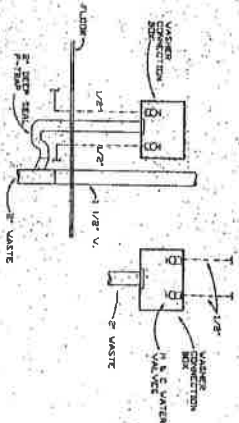
M.E.P.
DESIGN, INC.
201 S. HARRIS AVE., STE. 200
DALLAS, TEXAS 75201





P3.3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES

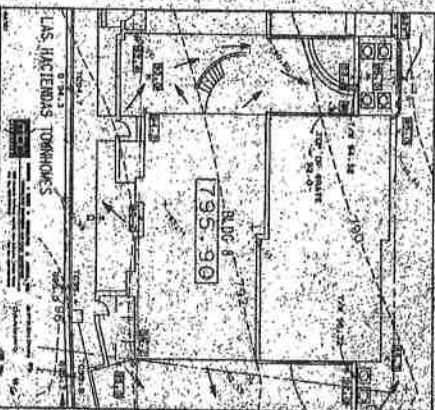
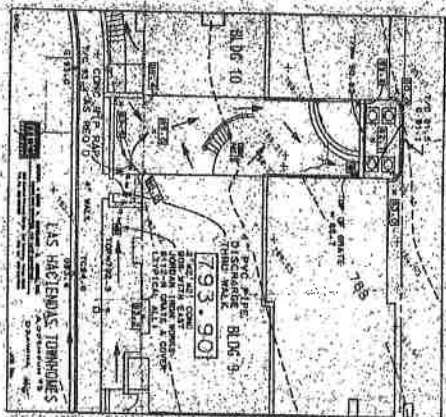
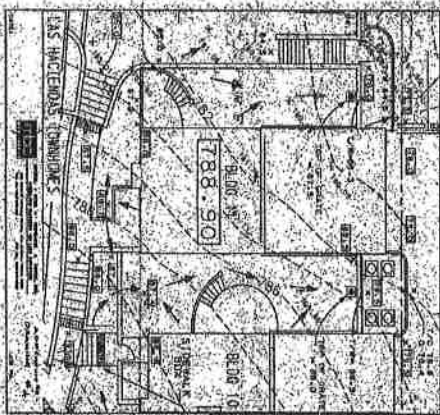
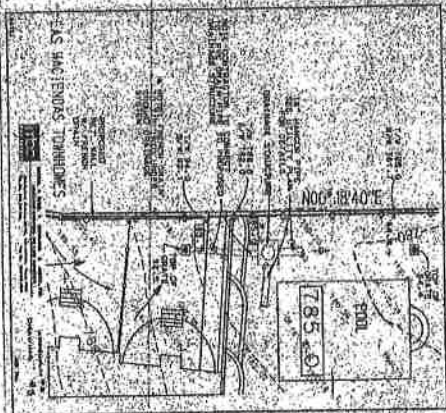
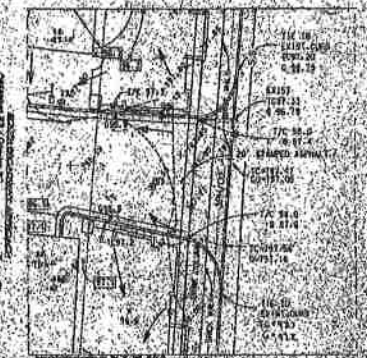
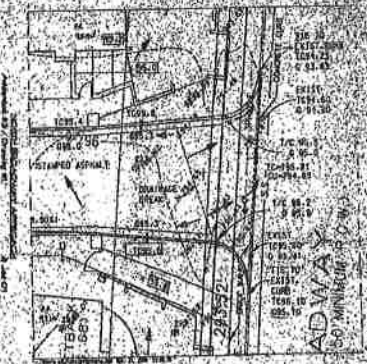
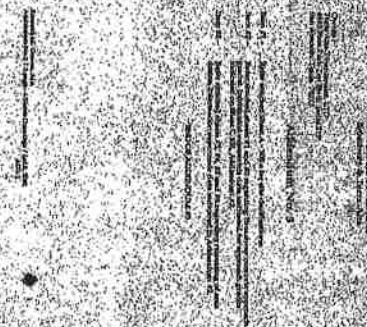


WASHER CONNECTION DETAIL
P2.4 NO SCALE

1. IN A COMMUNICATION, HE DROVE WITH OPERATOR AS SEATED WITH OPERATOR, BOAT, AND FISHING.
2. PERSON, PLACING SEATING CREST FOR BOAT WITH CAST HORN BOAT.
3. DROVE OPERATOR'S BOAT TO WATERS STATION.
4. DROVE OPERATOR'S BOAT TO WATERS STATION.
5. PERSON, PLACING SEATING CREST FOR BOAT WITH CAST HORN BOAT.
6. PERSON, PLACING SEATING CREST FOR BOAT WITH CAST HORN BOAT.
7. PERSON, PLACING SEATING CREST FOR BOAT WITH CAST HORN BOAT.

1997

[illegible]



340501 24 12 09

LAS HACIENDAS TOWNHOMES, A CONDOMINIUM

EXHIBIT D

<u>Unit No. and Type</u>	<u>Building Number</u>	<u>Undivided Interest in Common Elements/ Common Expenses</u>	<u>No. of Votes</u>
101 (C)	B-8	.05809	1
102 (C)	B-8	.05809	1
201 (B)	B-7	.04534	1
202 (B)	B-7	.04534	1
301 (C)	B-9	.05809	1
302 (C)	B-9	.05809	1
401 (B)	B-6	.04534	1
402 (B)	B-6	.04534	1
501 (C)	B-10	.05809	1
502 (C)	B-10	.05809	1
601 (C)	B-11	.05809	1
701 (A)	B-5	.04578	1
702 (A)	B-5	.04578	1
801 (A)	B-4	.04578	1
802 (A)	B-4	.04578	1
901 (A)	B-3	.04578	1
1001 (A)	B-2	.04578	1
1002 (A)	B-2	.04578	1
1101 (A)	B-1	.04578	1
1102 (A)	B-1	.04578	1

340501 24 12 09

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY, CARBON OR
PHOTO COPY, DISCOLORED PAPER, ETC.

Any provision herein which restricts the sale, or use of the described real
property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on
the date and at the time stamped hereon by me and was duly RECORDED
in the Official Public Record of Real Property of Bexar County, Texas on:

JUL 17 2002



Serg Rios
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20020373928
Pages 78
07/17/2002 12:43:53 PM
Filed & Recorded in
Official Records of
BEXAR COUNTY
BERRY RICKHOFF
COUNTY CLERK
Fees \$161.00

VOL 9475 PG 2043