

DECLARATION OF ANNEXATION
FOR THE ESTATES AT TRIPLE R RANCH, UNIT 2

STATE OF TEXAS }
 }
COUNTY OF WILSON } KNOW ALL MEN BY THESE PRESENTS:

This Declaration of Annexation is made on the date hereinafter set forth by LA VERNIA HOMES, LTD., a Texas Limited Partnership, duly authorized to do business in the State of Texas (hereinafter the "Developer").

Pursuant to the provisions of Article II, Section 2.06 of the Declaration of Covenants, Conditions and Restrictions for The Estates At Triple R Ranch, Unit 1 (hereinafter the "Declaration"), recorded under Document Number 104451, Official Public Records of Real Property of Wilson County, Texas, Developer reserved the right and authority to annex additional property to THE ESTATES AT TRIPLE R RANCH, UNIT 1 Subdivision and the Declaration. This Declaration of Annexation is executed to exercise such right of annexation.

Developer is owner in fee simple of the lots in THE ESTATES OF TRIPLE R RANCH, UNIT 2, according to the plat recorded in the Official Public Records of Real Property of Wilson County, Texas, in Volume C, Pages 250-251 and the amended plat recorded in the Official Public Records of Real Property of Wilson County, Texas, in Volume C, Pages 261-262 (hereinafter the "Annexed Land").

Developer hereby declares that the Annexed Land shall become, and it is hereby made, part of THE ESTATES AT TRIPLE R RANCH, UNIT 1 Subdivision, and subject to the covenants, restrictions, and conditions set forth in the Declaration and all amendments thereto, as well as to the terms, provisions and requirements of the Certificate of Formation and Bylaws of

THE ESTATES AT TRIPLE R RANCH OWNERS ASSOCIATION, INC. all of which are hereby adopted and incorporated herein by reference for all purposes.

Each record owner of the Annexed Land shall be an "Owner" as defined in the Declaration, and each lot in the Annexed Land (except for Common Area, if any, shown on the plat of the Annexed Land), shall be a "Lot" as defined in the declaration. Each owner of the Annexed Land shall be deemed to have covenanted and agreed to the Declaration. The annexed Land shall be part of THE ESTATES AT TRIPLE R RANCH, UNIT 1.

Developer continues to reserve the right to annex further land to THE ESTATES AT TRIPLE R RANCH, UNIT 1 Subdivision and the Declaration.

EXECUTED this 12 day of JANUARY, A.D. 2023.

LA VERNIA HOMES, LTD.

Will Rose

BY: RURAL MANAGEMENT, LLC.,
GENERAL PARTNER,
WILL ROSE, MANAGING MEMBER

THE STATE OF TEXAS }

COUNTY OF WILSON }

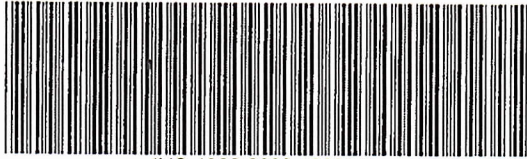
This instrument was acknowledged before me on JANUARY, 12, 2023 by WILL ROSE, MANAGING MEMBER of RURAL MANAGEMENT, LLC., GENERAL PARTNER OF LA VERNIA HOMES, LTD., on behalf of said entity.

Tara Melanie Busse

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
La Vernia Homes, Ltd.
P.O. Box 430
La Vernia, Texas 78121





VG-1922-2023-129391

Wilson County
Genevieve Martinez
Wilson County Clerk

Instrument Number: 129391

Real Property Recordings

Recorded On: January 26, 2023 11:19 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 129391
Receipt Number: 20230126000019
Recorded Date/Time: January 26, 2023 11:19 AM
User: Georgina L
Station: cclerk01

Record and Return To:

LA VERNIA HOME LTD
PO BOX 430
LA VERNIA TX 78121



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Genevieve Martinez

Genevieve Martinez
Wilson County Clerk
Floresville, TX