

DHI TITLE
Courtesy

**SUPPLEMENTAL DECLARATION
 ANNEXING WENDT SUBDIVISION INTO
 WILDHORSE AT TAUSCH FARMS SUBDIVISION**

STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

THIS SUPPLEMENTAL DECLARATION ANNEXING WENDT SUBDIVISION INTO WILDHORSE AT TAUSCH FARMS SUBDIVISION (the "Annexation") is made this 26th day of February, 2016, by CONTINENTAL HOMES OF TEXAS, L.P., a Texas limited partnership ("Developer").

WITNESSETH:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Wildhorse at Tausch Farms recorded on or about March 29, 2012 as Document No. 20120057519 of the Official Public Records of Real Property of Bexar County, Texas (the "Declaration") subject Wildhorse at Tausch Farms Subdivision (the "Property") to Tausch Farms Homeowners Association, Inc., a Texas nonprofit corporation (the "Association");

WHEREAS, Developer is the owner of that certain real property known as Wendt Subdivision as described on that certain Replat & Subdivision Plat Establishing Wendt Subdivision recorded on June 4, 2014 as Document No. 20140092028 of the Official Public Records of Real Property of Bexar County, Texas (the "Annexed Property");

WHEREAS, Article IX, Section 9.6 of the Declaration allows Developer to annex additional real property into the Property making it a part of the Association and subject to the Declaration; and

WHEREAS, Developer desires that the Annexed Property be annexed into the Property and become subject to the Declaration and the Association.

NOW, THEREFORE, Developer hereby: (i) annexes the Annexed Property into the Property; (ii) makes the Annexed Property subject to the Association; and (iii) declares that the Annexed Property shall further be held, transferred, sold, conveyed, used, and occupied subject to the covenants, conditions, restrictions, easements, charges, and liens set forth in the Declaration.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Developer has caused this Annexation to be executed as of the date set forth in the first paragraph hereof.

DEVELOPER:

CONTINENTAL HOMES OF TEXAS, L.P.,
a Texas limited partnership

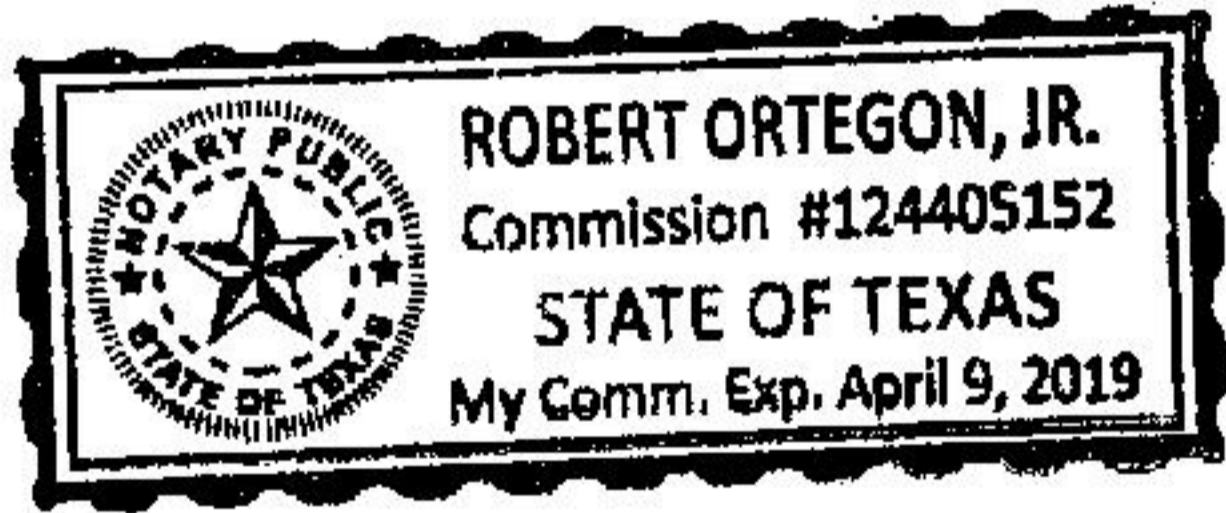
By: CHTEX OF TEXAS, INC.,
a Texas corporation,
its General Partner

By: *James Kyle*
Name: James Kyle
Title: Vice President

STATE OF TEXAS §
 §
COUNTY OF Brewster §

BEFORE ME, the undersigned authority, on this 26th day of February , 2016 personally appeared James Kyle, Vice President of CHTEX OF TEXAS, INC., a Texas corporation, the General Partner of CONTINENTAL HOMES OF TEXAS, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein contained and in the capacity therein stated.

Robert Ortegón, Jr.
Notary Public, State of Texas



After Recording Return To:
Pulman, Cappuccio, Pullen, Benson & Jones, LLP
Attn: Buck Benson
2162 NW Military Hwy., Ste. 400
San Antonio, Texas 78213

PLAT NUMBER 130140

REPLAT & SUBDIVISION PLAN

ESTABLISHING

WENDI SUBDIVISION

ESTABLISHING 10.462 ACRES OF AN ACRES OUT OF LOT 901, BLOCK 102 OF ACRES COMPREHENSIVE SUBDIVISION RECORDED IN VOLUME 14683, PAGE 102 OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A 0.129 ACRES TRACT OUT OF THAT 35.947 ACRES TRACT RECORDED IN VOLUME 18911, PAGE 228-227A, A 0.274 ACRES TRACT RECORDED IN VOLUME 18911, PAGE 419-417, AND A 0.069 ACRES TRACT RECORDED IN VOLUME 18911, PAGE 419-417, AND ALL OF A 1.177 ACRES TRACT OF LAND RECORDED IN VOLUME 16880, PAGE 102 OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE C. W. WELLS, JR. SURVEY NO. 65, ABSTRACT 774, COUNTY BLOCK 449, IN BEAR COUNTY, TEXAS.



DATE OF REPEAT: May 19, 2014

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAN, BEING OR BEING A Duly Authorized Agent, Licenses or Trustee of the Person whose name is subscribed to the plat for the purposes and considerations therein expressed and in the capacity therein stated, given under my hand and seal of office this 14th day of June, A.D. 2014.

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED TO ME, KNOWING ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGING TO ME THAT HE RECEIVED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th day of June, A.D. 2014.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDENT OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAN WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT THE REPRESENTATION IT APPEARED TO BE TRUE AND CORRECT IN CONFORMANCE WITH THE STATUTE, RULES AND REGULATIONS GOVERNING SAID AND THIS PLAN WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 3 DAY OF JUNE A.D. 2014

Signature: *Shauna L. Weaver*
COUNTY CLERK, BEAR COUNTY, TEXAS

Signature: *Edna Croy*
COUNTY CLERK, BEAR COUNTY, TEXAS

Signature: *Shauna L. Weaver*
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEAR COUNTY, TEXAS

Signature: *Shauna L. Weaver*
COUNTY CLERK OF BEAR COUNTY, TEXAS

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CURVE TABLE

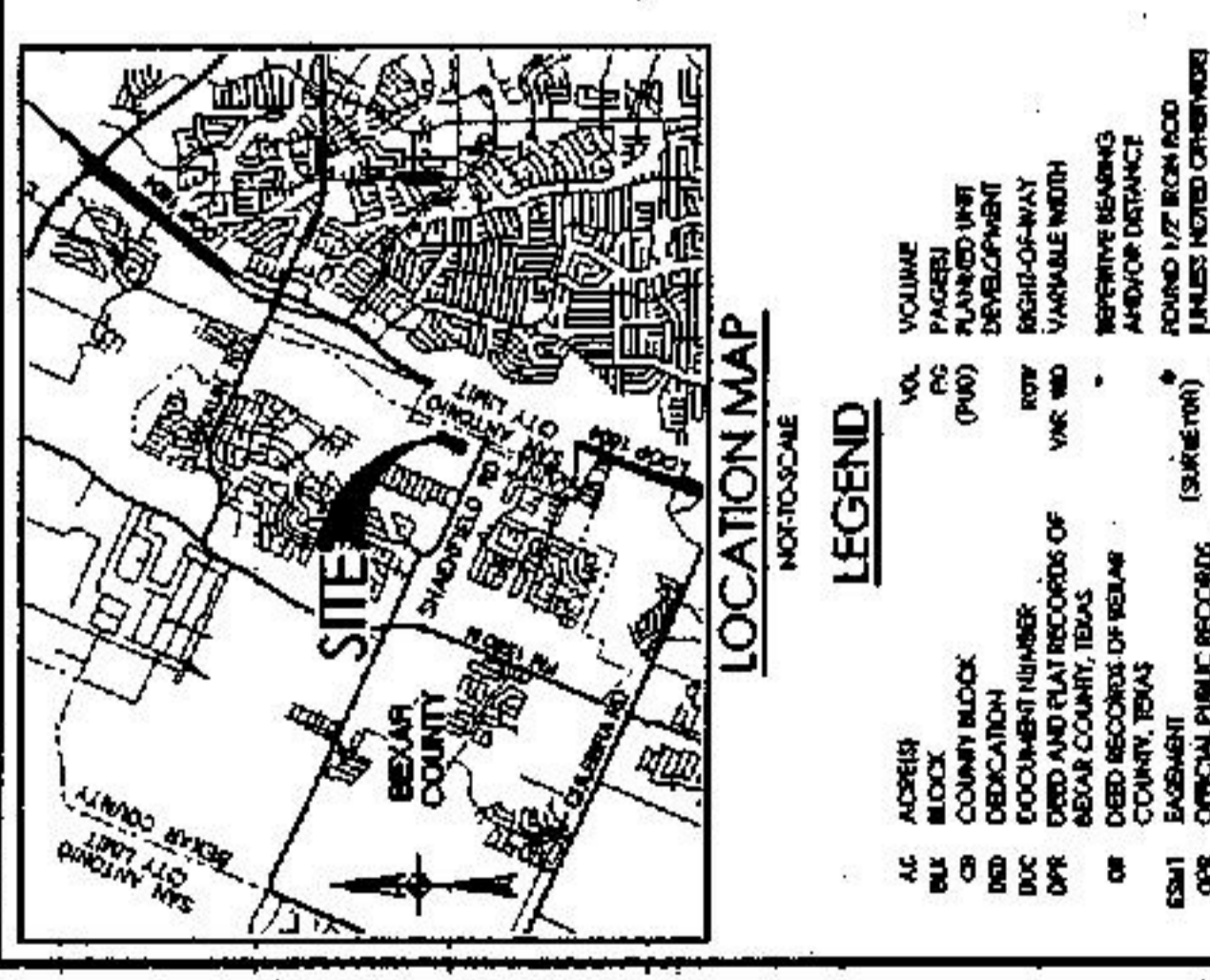
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	92°11'42"	N27°10'04"W	21.82'
C2	15.00'	87°49'16"	S07°49'58"W	20.80'
C3	175.00'	2°37'33"	S12°22'08"W	70.16'
C4	225.00'	2°22'13"	S11°59'20"W	87.20'
C5	15.00'	39°22'54"	S53°10'07"W	10.13'
C6	50.00'	119°23'14"	S68°28'08"W	39.87'
C7	15.00'	39°45'34"	N47°00'41"W	10.16'
C8	15.00'	97°46'10"	N41°44'27"W	14.49'
C9	15.00'	29°22'17"	N21°30'50"E	84.00'
C10	15.00'	57°49'30"	S27°50'09"E	14.49'
C11	25.00'	89°57'25"	N69°09'09"E	35.34'
C12	15.00'	90°02'50"	N41°50'01"W	21.32'
C13	15.00'	52°01'12"	S87°07'18"W	13.18'
C14	90.00'	24°10'22"	N23°07'32"E	61.54'
C15	15.00'	52°01'12"	S87°07'18"W	13.18'
C16	15.00'	99°57'25"	N69°09'09"E	21.31'
C17	15.00'	90°02'50"	N41°50'01"W	21.32'
C18	15.00'	52°01'12"	S87°07'18"W	13.18'
C19	30.00'	24°10'22"	N23°07'32"E	61.54'
C20	15.00'	52°01'12"	S87°07'18"W	13.18'
C21	15.00'	99°57'25"	N69°09'09"E	21.31'
C22	15.00'	27°22'13"	N11°59'20"E	87.89'
C23	225.00'	2°22'13"	N11°59'20"E	87.89'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S69°07'27"E	154.20'
L2	N23°07'27"E	124.44'
L3	S89°15'55"E	80.00'
L4	S23°07'27"E	127.48'
L5	S89°07'27"E	198.92'
L6	N46°16'25"W	25.00'
L7	N23°07'27"E	425.77'
L8	N23°07'27"E	109.80'
L9	S97°48'15"W	76.91'
L10	N46°16'25"W	20.00'
L11	S23°07'27"E	444.42'
L12	N46°16'25"W	20.00'
L13	S89°07'27"E	272.91'
L14	N23°07'27"E	200.01'
L15	S89°07'27"E	58.80'
L16	N46°16'25"W	94.74'
L17	N23°07'27"E	200.00'

LINE TABLE

LINE #	BEARING	LENGTH
L18	N46°16'25"W	58.74'
L19	S89°07'27"E	58.80'
L20	N23°07'27"E	73.91'
L21	S89°07'27"E	39.89'
L22	N46°16'25"W	35.13'
L23	N46°16'25"W	15.47'
L24	N46°16'25"W	15.43'
L25	N23°07'27"E	20.37'
L26	N46°16'25"W	15.81'
L27	N46°16'25"W	5.83'



LEGEND

1140 --- EXISTING CONTOURS
1140 --- PROPOSED CONTOURS
--- ORIGINAL SURVEY/COUNTY LINE

1. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (P.O.D. 1000' POLYLINE, D.P.R.)
2. 10' BUILDING SETBACK (P.O.D. 1000' POLYLINE, D.P.R.)
3. 10' WHITE EASEMENT (P.O.D. 1000' POLYLINE, D.P.R.)
4. 10' BUILDING SETBACK (P.O.D. 1000' POLYLINE, D.P.R.)
5. 20' BUILDING SETBACK (P.O.D. 1000' POLYLINE, D.P.R.)
6. 20' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (P.O.D. 1000' POLYLINE, D.P.R.)
7. VARIABLE WIDTH WATERWAY SERVICE ACCESS AND DRAINAGE EASEMENT (P.O.D. 1000' POLYLINE, D.P.R.)

SURVEYOR'S NOTES:

1. ALL CONTOURS ARE MONUMENTED WITH CAP OR DIXI MARKED PINE STAKES UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83).

3. CONTOUR VALUES DISPLAYED IN GRID VALUES DERIVED FROM THE NAD 83 COORDINATE DATA.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83).

5. DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83).

6. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THE SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

7. IMPACT FEE PAYMENT NOTICE: IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAN. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

8. C.P.S. ENERGY NOTES: ALL EXISTING AND PROPOSED UTILITY LINES (GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SEWER, AND DRAINAGE) ARE SHOWN ON THIS PLAN. ALL UTILITY LINES ARE TO BE DELETED AND RELOCATED TO THE PROPOSED UTILITY LINES SHOWN ON THIS PLAN. ALL UTILITY LINES ARE TO BE DELETED AND RELOCATED TO THE PROPOSED UTILITY LINES SHOWN ON THIS PLAN.



WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THE SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT NOTICE: IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAN. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



CLEAR VISION ESMT DETAIL "A"
NOT TO SCALE



MATCHLINE

SEE SHEET 1 OF 2

RECORDED'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT SERVICES DEPARTMENT.

PHONIA TERRY
My Commission Expires April 14, 2018



STATE OF TEXAS
COUNTY OF BEAR

SHAUNA L. WEAVER
LICENSED PROFESSIONAL ENGINEER

RECORDED'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT SERVICES DEPARTMENT.



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Pages 5
03/04/2016 12:06PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$38.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
03/04/2016 12:06PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff