

ANNEXATION OF  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
HALLIE'S COVE

STATE OF TEXAS           §  
                                          §       KNOW ALL BY THESE PRESENTS:  
COUNTY OF BEXAR       §

That this ANNEXATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HALLIE'S COVE (this "**Annexation**") is made effective as of the date set forth below by TRIPLE H DEVELOPMENT, LLC, a Texas limited liability company ("**Declarant**").

WHEREAS, Declarant caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions for Hallie's Cove on November 9, 2017 as Document No. 20170222223 of the Official Public Records of Real Property of Bexar County, Texas (as amended and/or supplemented, the "**Declaration**") which encumbers certain property located in Bexar County, Texas known as Hallie's Cove subdivision, as more particularly described therein;

WHEREAS, in accordance with Section 2.2 of the Declaration, the Declarant has the right to annex any property into jurisdiction of the Association and into the Declaration for fifty years following the date of execution thereof; and

WHEREAS, Declarant desires to annex that certain real property known as Hallies Cove Subdivision Unit 3 which is more particularly described in that certain "Final" Subdivision Plat Establishing Hallies Cove Subdivision Unit 3 recorded as Document No. 20190211497 of the Official Public Records of Real Property of Bexar County, Texas (the "**Annexed Property**") into the Subdivision and to subject it to the jurisdiction of the Declaration and the Association.

NOW, THEREFORE, Declarant declares that the Annexed Property is hereby annexed into the Subdivision, that it is and shall be subject to, held, sold, and conveyed subject to all conditions, covenants, restrictions, obligations, liens, assessments, charges and easements set forth in the Declaration, and that it is subject to the jurisdiction of the Association. The provisions of the Declaration shall apply to the Annexed Property.

All terms used but not defined herein shall have the meanings assigned to them in the Declaration. All of the terms and provisions of this Annexation shall be binding upon the Declarant and its respective successors, assigns, heirs, or legal representatives. In the event of any conflict or inconsistency between the terms and provisions contained in this Annexation and those set forth in the Declaration, this Annexation shall control.

[SIGNATURE PAGE(S) TO FOLLOW]

EXECUTED as of October 22, 2019.

DECLARANT:

TRIPLE H DEVELOPMENT, LLC.  
a Texas limited liability company

By: [Signature]  
Harry Hausman, Manager

STATE OF TEXAS                   §  
                                             §  
COUNTY OF BEXAR           §

BEFORE ME, the undersigned authority on this 22 day of October, 2019, personally appeared Harry Hausman, Manager of TRIPL E H DEVELOPMENT, LLC, a Texas limited liability company, known by 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 and consideration therein expressed and in the capacity therein expressed.

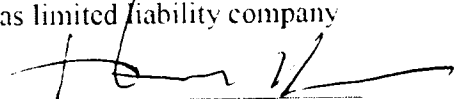


Mary M Hoyt  
Notary Public, in and for the State of Texas

JOINED AND CONSENTED to as of the date first set forth above.

**OWNER OF ANNEXED PROPERTY:**

HLH DEVELOPMENT, LLC.  
a Texas limited liability company

By:   
Harry Hausman, Manager

STATE OF TEXAS                   §  
                                                 §  
COUNTY OF BEXAR           §

BEFORE ME, the undersigned authority on this 22 day of October, 2019, personally appeared Harry Hausman, Manager of HLH DEVELOPMENT, LLC, a Texas limited liability company, known by 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 and consideration therein expressed and in the capacity therein expressed.



Mary M Hoyt  
Notary Public, in and for the State of Texas



DOC. NUMBER: 20190211498

LOCATION MAP



NOTES:  
1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND.  
2. THE INFORMATION CONTAINED HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
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**MTI**  
May Tatin Ramirez Engineers, LLC  
Engineers  
Surveyors  
Planners



STATE OF TEXAS  
COUNTY OF BEXAR  
CITY OF SAN ANTONIO  
HALLIES COVE SUBDIVISION  
UNIT 3  
DATE OF PREPARATION: SEPTEMBER 17, 2019

10 SECT 14



HALLIES COVE SUBDIVISION  
UNIT 3

DATE OF PREPARATION: SEPTEMBER 17, 2019

HALLIES COVE SUBDIVISION, UNIT 3

DOC. NUMBER: 20190211499

**LOCATION MAP**

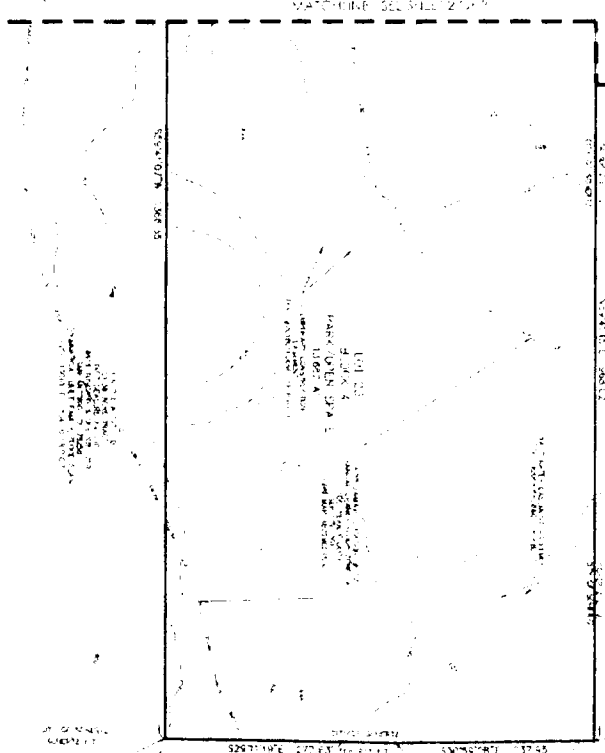


**ENGINEER'S CERTIFICATE**

I, the undersigned, being a duly Licensed Professional Engineer in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files and records.

**Engineer**  
**Surveyor**  
**Planner**  
**Moy Tadin Ramirez Engineers, LLC**

**WATERSHED DELINEATION**



**SEAL OF THE CITY OF BEXAR**

**SEAL OF THE COUNTY OF BEXAR**

**SEAL OF THE STATE OF TEXAS**

**DATE OF PREPARATION** SEPTEMBER 17, 2019

**DATE OF PREPARATION** SEPTEMBER 17, 2019

HALLIES COVE SUBDIVISION, UNIT 3

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20190213418  
**Recorded Date:** October 22, 2019  
**Recorded Time:** 4:12 PM  
**Total Pages:** 7  
**Total Fees:** \$46.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/22/2019 4:12 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk