

**ANNEXATION OF DECLARATION
FOR
HANNAH HEIGHTS, UNIT 2**

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

That this ANNEXATION OF DECLARATION FOR HANNAH HEIGHTS, UNIT 2 (this “**Annexation**”) is made on the date of execution hereof by HK HANNAH HEIGHTS, LLC, a Texas limited liability company (“**Declarant**”).

WHEREAS, Declarant caused to be recorded (i) that certain Declaration of Covenants, Conditions and Restrictions for Hannah Heights on August 10, 2020 as Document No. 202099021206 of the Official Public Records of Real Property of Guadalupe County, Texas and (ii) that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hannah Heights on August 14, 2020 as Document No. 202099021725 of the Official Public Records of Real Property of Guadalupe County, Texas (collectively, as amended and/or supplemented, the “**Declaration**”), which Declaration encumbers certain property located in Guadalupe County, Texas known as Hannah Heights Subdivision (the “**Subdivision**”) as more particularly described therein;

WHEREAS, pursuant to Section 2.2 of the Declaration, Declarant reserved the right to unilaterally annex additional property into the Subdivision and to subject additional property to the jurisdiction of the Declaration and Hannah Heights Homeowners Association, Inc., a Texas nonprofit corporation (the “**Association**”);

WHEREAS, Declarant is the owner of that certain real property known as Hannah Heights Unit 2 which is more particularly described in that certain Hannah Heights, Unit 2 Final Plat recorded on April 19, 2021 as Document No. 202199013082 and in Volume 9, Pages 437-438 of the Official Public Records of Real Property of Guadalupe County, Texas (the “**Annexed Property**”); and

WHEREAS, Declarant now desires to annex 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.

Any and all capitalized terms used in this Annexation shall have the meanings set forth in the Declaration, unless otherwise specified in this Annexation.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED AND EFFECTIVE this 27 day of April, 2021.

DECLARANT:

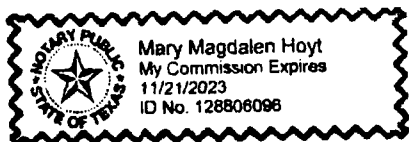
HK HANNAH HEIGHTS, LLC,
a Texas limited liability company

By: _____

Harry Hausman, Manager

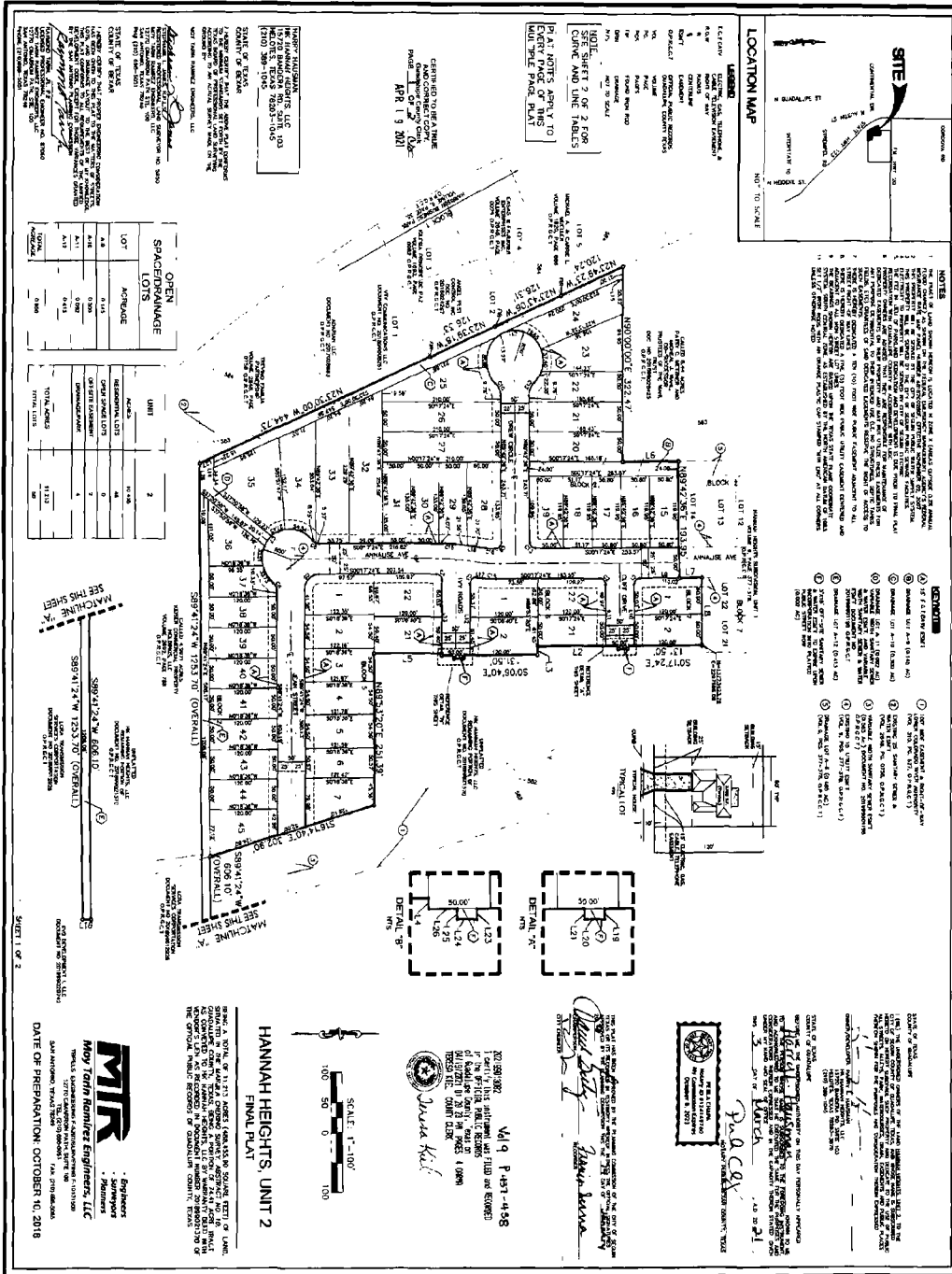
STATE OF TEXAS §
 §
COUNTY OF Bexar §

BEFORE ME, the undersigned authority on this 27 day of April, 2021, personally appeared Harry Hausman, Manager of HK HANNAH HEIGHTS, 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 executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.

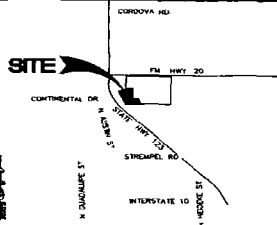


Mary Magdalen Hoyt
Notary Public, State of Texas

After recording return to:
Barton Benson Jones PLLC
Attn: Buck Benson
745 E. Mulberry Ave., Ste. 550
San Antonio, Texas 78212



Vol 9 P 438



LOCATION MAP

NOT TO SCALE

LEGEND

E.G.T. CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
R.O.W.	RIGHT OF WAY
R	RADIUS
E	CENTERLINE
EASMT	EASEMENT
O.P.U.G.C.T	OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY TEXAS
VEL	VOLUME
PC	FACE
PUBS	PAGES
FM	FOUND FROM ROD
ORN	DRAINAGE
NTS	NOT TO SCALE

HARRY HAUSMAN
HK HANNAH HEIGHTS, LLC
15720 BANDERA RD SUITE 103
HELDOTES, TEXAS 78203-1045
(210) 389-1045

NOTES

1. THE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE X (AREAS OUTSIDE OF AN AREA FLOOD CHANCE) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP PANEL NUMBER AR15020001 EFFECTIVE NOVEMBER 02, 2007.
2. THIS PROPERTY WILL BE SERVED BY THE CITY OF SEDON PUBLIC WATER SUPPLY SYSTEM.
3. THIS PROPERTY WILL BE SERVED BY THE CITY OF SEDON PUBLIC SEWAGE FACILITIES.
4. THE CITY OF SEDON WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CITY OF SEDON PUBLIC WATER SUPPLY SYSTEM AND SEWAGE FACILITIES.
5. THE CITY OF SEDON WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CITY OF SEDON PUBLIC WATER SUPPLY SYSTEM AND SEWAGE FACILITIES.
6. THE CITY OF SEDON WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CITY OF SEDON PUBLIC WATER SUPPLY SYSTEM AND SEWAGE FACILITIES.
7. THERE IS HEREBY DEDICATED A TEN (10) FOOT WIDE PUBLIC EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.
8. THERE IS HEREBY DEDICATED A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.
9. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983 SET 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "WITH ENDS" AT ALL CORNERS UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	10.00'	89°49'16"	9.97'	15.88'	14.12'
C2	10.00'	90°10'44"	10.00'	15.74'	14.16'
C3	10.00'	89°47'16"	11.24'	16.89'	14.84'
C4	10.00'	90°10'44"	10.00'	15.74'	14.16'
C5	25.00'	90°11'12"	25.01'	38.28'	35.36'
C6	15.00'	52°01'12"	7.32'	13.82'	13.18'
C7	50.00'	184°03'53"	405.31'	159.40'	89.22'
C8	15.00'	52°01'31"	7.32'	13.82'	13.18'
C9	10.00'	90°00'00"	10.00'	15.71'	14.14'
C10	30.00'	48°24'03"	13.91'	24.38'	23.79'
C11	50.00'	273°08'08"	47.34'	238.36'	68.75'
C12	30.00'	98°24'03"	12.91'	24.38'	23.79'
C13	10.00'	90°00'00"	10.00'	15.71'	14.14'
C14	265.00'	67°57'00"	12.30'	24.87'	24.50'
C15	205.00'	67°57'00"	12.30'	24.87'	24.50'
C16	150.00'	67°57'00"	9.30'	18.58'	15.56'

LINE TABLE	
LINE	LENGTH BEARING
L3	142.50' S00°17'34"E
L4	14.53' S89°53'20"E
L5	3.29' S26°33'28"W
L6	120.00' S00°08'40"E
L7	98.40' S00°17'24"W
L8	38.95' S00°17'25"W
L9	110.00' S89°53'20"E
L10	70.00' S00°17'24"E
L11	100.00' S89°53'20"E
L12	86.91' S89°53'20"W
L13	118.88' S89°53'20"W
L14	122.72' S89°53'20"W
L15	52.56' S89°41'24"E
L16	8.97' S00°00'00"E
L17	15.00' S00°17'36"W
L18	10.82' S00°34'36"W
L19	53.28' S00°34'36"W
L20	5.00' S89°42'36"E
L21	16.00' S00°17'24"E
L22	5.00' S89°42'36"E
L23	5.00' S89°53'20"E
L24	18.00' S00°08'40"E
L25	5.00' S89°53'20"W
L26	22.90' S00°08'40"E
L27	21.20' N23°30'00"W
L28	47.84' N89°41'24"E

CERTIFIED TO BE A TRUE
AND CORRECT COPY
Guadalupe County Clerk
PAGE 4 OF 5

STATE OF TEXAS
COUNTY OF GUADALUPE
I, the undersigned, being a duly
qualified and sworn-in Surveyor,
do hereby certify that the foregoing is a true
and correct copy of the Original Public Record
of the County of Guadalupe, Texas, as the same was
filed for record in the County of Guadalupe, Texas.



APR 19 2021

HANNAH HEIGHTS, UNIT 2 FINAL PLAT

BEING A TOTAL OF 11.213 ACRES (488,455.90 SQUARE FEET) OF LAND,
SITUATED IN THE MARULA CHERRY SURVEY, ABSTRACT NO. 10,
GUADALUPE COUNTY, TEXAS, BEING A PORTION OF 74.41 ACRE TRACT
AS CONVEYED TO HK HANNAH HEIGHTS, LLC BY WARRANTY DEED WITH
VENDOR'S LIOI AS RECORDED IN DOCUMENT NUMBER 201819021 STD OF
THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

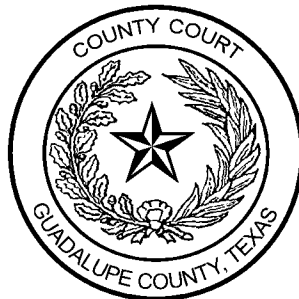
MTR

Moy Tarin Ramirez Engineers, LLC

TRIPLES ENGINEERING F-5207/SURVEYING F-10131000
10770 CRAWFORD PATH, SUITE 100
SAN ANTONIO, TEXAS 78248
TEL (210) 688-0051 FAX (210) 688-0055

DATE OF PREPARATION: OCTOBER 10, 2018

SHEET 2 OF 2



This page has been added by the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

202199014304

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
04/27/2021 03:50:37 PM PAGES: 5 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel