

\$8.00 GF# 0001
MISSION TITLE, LP



LT1-77-20040171008-1

**ANNEXATION AND
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

FOR

KRIEWALD ROAD, UNIT 2 & 3

THIS IS A COMPREHENSIVE LEGAL DOCUMENT, WHICH PROVIDES FOR THE
IMPOSITION OF MANDATORY HOMEOWNER ASSESSMENTS. THIS ANNEXATION
AND DECLARATION IS BINDING UPON ALL FUTURE OWNERS IN THIS
SUBDIVISION.



LT2-10881-1091-3

**ANNEXATION AND DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS
AND RESTRICTIONS**

KNOW ALL MEN by these presents that OBRA HOMES, INC., a Texas corporation, as Declarant, acting by and through duly authorized persons and officers (sometimes hereinafter referred to as "Declarant"), being the sole owner of that certain land described as follows:

Lots 58 through 90 of Block 71, NCB 4332, Lots 18 through 32 of Block 72, NCB 4332, Lots 6 through 44 of Block 73, NCB 4332 in Kriewald Road, Unit 2, according to plat therefore recorded in Volume 9558 at Page 72 of the Plat Records of Bexar County, Texas and Lots 1 through 81 of Block 74, in Kriewald Road, Unit 3, according to plat therefore recorded in Volume 9561 at Page 160 of the Plat Records of Bexar County, Texas;

and desiring to establish and carry out a uniform plan for the use, occupancy, ownership and improvement of all residential lots in said subdivision for the benefit of the present and future owners of said lots, Declarant does hereby declare, establish and adopt certain reservations, restrictions, conditions, protective covenants and easements, which shall be applicable to the use, occupancy, ownership and improvement of all residential lots in said subdivision (the term "lot" as used herein shall mean all platted residential lots as shown on the aforescribed plat and shall also include any residential building site created by consolidation of the originally platted lots, as permitted herein), and every contract, conveyance or other transfer of title hereafter executed with respect to any residential lot or lots in the aforementioned subdivision shall conclusively be held to have been executed, delivered and accepted subject to the following Restrictions and this Declaration, regardless of whether or not said Restrictions and Declaration are set out in full or are incorporated by reference in said contract, conveyance or other transfer of title.

THEREFORE, OBRA HOMES, INC. hereby declares that the above referenced real property, Lots and other property described in said plat, is made subject to that certain DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declaration"), affecting Kriewald Road, Unit 1, which Declaration is recorded in Volume 9700, at pages 2042 through 2065, in the Official Public Records of Real Property in Bexar County, Texas, the terms of which Declaration are incorporated herein for all purposes.

FURTHER, OBRA HOMES, INC. annexes the above referenced real property into the Declaration and the Kriewald Place Association, Inc., as provided in the above referenced Declaration.

15th IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day of July, 2004.

DECLARANT: OBRA HOMES, INC., a Texas corporation

By:

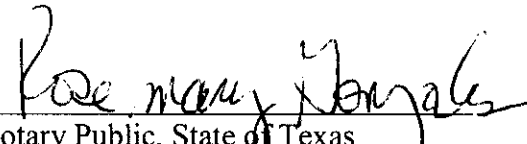

LOUIS ESPINAR, Division President

STATE OF TEXAS §

COUNTY OF BEXAR §



This instrument was acknowledged before me this 15th day of July, 2004, by LOUIS ESPINAR, DIVISION MANAGER of Obra Homes, Inc., a Texas corporation, on behalf of said corporation.


Notary Public, State of Texas

After recording, return to:
Obra Homes, Inc.
17319 San Pedro, Suite 140
San Antonio, Texas 78232

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 etc

Doc# 20040171008 Fees: \$18.00
07/27/2004 2:36PM # Pages 3
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

JUL 27 2004




COUNTY CLERK BEXAR COUNTY, TEXAS