

**SUPPLEMENTAL DECLARATION
PROVIDING FOR ANNEXATION OF ADDITIONAL PROPERTY INTO
THE PROPERTY OWNERS ASSOCIATION OF RIVER ROCK RANCH, INC.**

This Supplemental Declaration Providing for Annexation of Additional Property into the Property Owners Association of River Rock Ranch, Inc. (the “**Supplemental Declaration**”) is made by **GREEN LAND VENTURES, LTD.**, a Texas limited partnership (“**Declarant**”).

WHEREAS, the Declarant has previously executed and recorded a Declaration of Covenants, Conditions and Restrictions of River Rock Ranch, a Planned Unit Development (as amended and/or supplemented, the “**Declaration**”), which is recorded in Volume 13338, Page 785 of the Official Public Records of Bexar County, Texas, related to the planned unit development known as River Rock Ranch;

WHEREAS, Declarant is the owner of certain real property in Bexar County, Texas, described in Exhibit A attached hereto and made a part hereof;

WHEREAS, Section 7.1 of the Declaration provides that Declarant shall have the right to annex additional Property (as defined in the Declaration) and subject such Property, or portions thereof, to the terms thereof and subject to such other terms, covenants, conditions, easements and restrictions as may be imposed thereon by Declarant; and

WHEREAS, Declarant desires to (i) annex the real property described in Exhibit A (“**Annexed Property**”) into the Property Owners Association of River Rock Ranch, Inc. (THE “**Association**”), and (ii) subject the Annexed Property to the terms and conditions of the Declaration; and

WHEREAS, that certain Green Space and Conservation Easement (the “**Green Space Easement Agreement**”), dated effective December 31, 2016 and recorded at Volume 18306, Page 1967 of the Official Public Records of Bexar County, Texas, subjects a portion of the Annexed Property, the “**Conservation Easement**” as defined in the Green Space Easement Agreement, to the provisions thereof, and further provides for an assignment by the Declarant to the Association the rights and obligations of Declarant under the Green Space Easement Agreement.

NOW THEREFORE, the undersigned Declarant hereby (a) annexes the Annexed Property into the Declaration for the purpose of subjecting the Annexed Property to the Declaration, and such Annexed Property is hereby subject to all of the rights, privileges, duties, and liabilities of the Declaration, (b) amends the Declaration by incorporating the Green Space Easement Agreement into the Declaration for all purposes, and (c) acknowledges and consents to an assignment of the rights and obligations of Declarant (“**Green Land**” under the Green Space Easement Agreement) to the Association at such time as determined by Declarant in its sole discretion.

This Supplemental Declaration shall be effective upon its recordation in the Official Public Records of Bexar County, Texas.

IN WITNESS WHEREOF, the Declarant, has executed this Supplemental Declaration as of the date written below.

EXECUTED this 16TH day of November, 2017.

DECLARANT:

GREEN LAND VENTURES, LTD.,
a Texas limited liability company

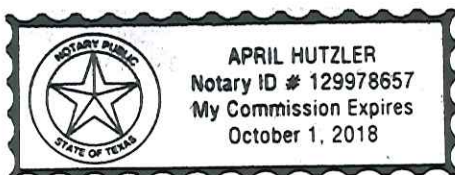
By: D. GREEN LAND COMPANY, INC.
a Texas corporation, as General Partner

By: 
Dana K. Green, President

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on the 16TH day of November, 2017, by Dana K. Green, President of D. Green Land Company, Inc., a Texas corporation, as the General Partner of Green Land Ventures, Ltd., a Texas limited partnership, on behalf of said partnership.




Notary Public, State of Texas
Printed Name: April Hutzler
My Commission Expires: October 1, 2018

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF 42.016 ACRES

A 42.016 acre, or 1,830,220 square feet more or less, tract of land being a portion of a of 317.6 acre tract of land conveyed to Concept-Therapy Institute, Incorporated in a deed recorded in Volume 5889, Page 88 of the Deed Records of Bexar County, Texas, described in Volume 2749, Page 519 of the Deed Records of Bexar County, Texas, and a portion of a 0.801 of an acre tract of land conveyed to Concept-Therapy Institute, Inc. and described in a deed recorded in Volume 2157, Page 371 of the Official Public Records of Real Property of Bexar County, Texas, situated in M. F. Hernandez Survey No. 420, Abstract 314, County Block 4709, and the L. Gonzaba Survey No. 31, Abstract 254, County Block 4704, in Bexar County, Texas. Said 42.016 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00;

COMMENCING: At a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of said 317.6 acre tract, the southwest corner of Lot 175, Trailwood Subdivision Unit III, recorded in Volume 7600, Pages 166-167 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 89°16'55" E, along and with the common line between said 317.6 acre tract and said Trailwood Subdivision Unit III, a distance of 490.09 feet to a set MAG nail with washer marked "Pape-Dawson" for the POINT OF BEGINNING of herein described tract;

THENCE: N 89°16'55" E, continuing along and with said common line, a distance of 1249.56 feet to set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of River Rock Ranch P.U.D. Unit 3A Phase I, recorded in Volume 9646, Pages 181-182 of the Deed and Plat Records of Bexar County, Texas, from which a found 1/2 inch iron rod at the southeast corner of Lot 182 of said Trailwood Subdivision Unit III bears N 89°16'55" E, a distance of 39.04 feet;

THENCE: S 01°18'14" W, departing said common line, over and across said 317.6 acre tract, along and with the west line of said River Rock Ranch P.U.D. Unit 3A Phase 1, passing the southwest corner of said River Rock Ranch P.U.D. Unit 3A Phase 1 the northwest corner of River Trace, a variable width private road established with the plat of River Rock Ranch P.U.D. Unit 2, recorded in Volume 9616, Pages 28-32 of the Deed and Plat Records of Bexar County, Texas, at a distance of 1296.22 feet, continuing over and across said 317.6 acre tract, now along and with the west line of said River Trace, passing the southwest corner of said River Trace at an additional distance of 86.00 feet, continuing over and across said 317.6 acre tract, now along and with the west line of an 87.025 acre tract of land conveyed to Green Land Ventures, LTD. and described in a deed recorded in Volume 12100, Page 707 of the Official Public Records of Real Property of Bexar County, Texas, an additional distance of 1985.96 feet, for a total distance of 3368.18 feet to a found 1/2 inch iron rod on the north line of said 0.801 of an acre tract, at the southwest corner of said 87.025 acre tract;

THENCE: Along and with the common line between said 0.801 of an acre tract and said 87.025 acre tract, the following courses and distances:

S 66°47'29" E, a distance of 59.59 feet to a found iron rod with cap marked "MOY", and

S 65°10'40" E, a distance of 56.84 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson", on the north right-of-way line of Boerne-Stage Road, a minimum 100-foot wide right-of-way as shown on the Bexar County right-of-way maps B-226, B-1011, and B-1101, at the northeast corner of said 0.801 of an acre tract, from which a found iron rod with cap marked "MOY" bears S 65°10'40" E, a distance of 55.21 feet;

THENCE: S 11°54'08" W, departing the south line of said 87.025 acre tract, along and with the north right-of-way line of said Boerne-Stage Road, the east line of said 0.801 of an acre tract, a distance of 26.06 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson", at the southeast corner of said 0.801 of an acre tract, the northeast corner of a 3.51 acre tract of land conveyed to the City of San Antonio and described in a deed recorded in Volume 5140, Page 1818 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Departing the north right-of-way line of said Boerne-Stage Road, along and with the common line between said 3.51 acre tract and said 0.801 acre tract, the following courses and distances:

N 68°00'52" W, a distance of 781.00 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson", and

N 86°33'22" W, a distance of 73.82 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 12°52'36" E, departing the north line of said 3.51 acre tract, over and across said 0.801 of an acre tract, passing the north line of said 0.801 of an acre tract, the south line of said 317.6 acre tract at a distance of 30.20 feet, continuing over and across said 317.6 acre tract, an additional distance of 184.97 feet for a total distance of 217.17 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson";

THENCE: Continuing over and across said 317.6 acre tract, the following courses and distances:

S 82°09'14" E, a distance of 189.74 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 41°14'11" E, a distance of 282.82 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 34°40'53" E, a distance of 119.35 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 34°01'02" E, a distance of 98.95 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 14°32'03" E, a distance of 131.32 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 02°23'11" W, a distance of 109.15 feet to a set MAG nail with washer marked "Pape-Dawson",

S 87°32'26" W, a distance of 169.84 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 19°27'19" E, a distance of 95.54 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 27°34'53" E, a distance of 248.28 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

S 85°00'59" E, a distance of 25.03 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 00°00'00" E, a distance of 301.61 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 90°00'00" W, a distance of 117.37 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 36°33'30" W, a distance of 146.05 feet to a set MAG nail with washer marked "Pape-Dawson",

N 54°52'20" E, a distance of 101.78 feet to a set MAG nail with washer marked "Pape-Dawson",

Northeasterly, along the arc of a tangent curve to the left, said curve having a radius of 38.00 feet, a central angle of 75°49'17", a chord bearing and distance of N 16°57'42" E, 46.70 feet, for an arc length of 50.29 feet to a set MAG nail with washer marked "Pape-Dawson",

N 20°56'56" W, a distance of 38.85 feet to a set MAG nail with washer marked "Pape-Dawson",

Northwesterly, along the arc of a tangent curve to the right, said curve having a radius of 275.00 feet, a central angle of 15°14'08", a chord bearing and distance of N 13°19'53" W, 72.91 feet, for an arc length of 73.12 feet to a set MAG nail with washer marked "Pape-Dawson",

N 05°42'49" W, a distance of 87.72 feet to a set MAG nail with washer marked "Pape-Dawson",

S 84°56'58" W, a distance of 14.54 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 07°28'16" W, a distance of 264.48 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 02°36'49" E, a distance of 110.00 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 87°23'11" W, a distance of 229.19 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

S 88°10'29" W, a distance of 350.14 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 26°19'02" W, a distance of 33.33 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 49°19'53" W, a distance of 128.32 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

Northwesterly, along the arc of a tangent curve to the left, said curve having a radius of 127.00 feet, a central angle of 23°46'31", a chord bearing and distance of N 61°13'08" W, 52.32 feet, for an arc length of 52.70 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 02°39'22" W, a distance of 209.62 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 07°11'47" W, a distance of 111.40 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

Northwesterly, along the arc of a tangent curve to the left, said curve having a radius of 95.00 feet, a central angle of 86°54'38", a chord bearing and distance of N 50°39'06" W, 130.68 feet, for an arc length of 144.10 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson", and

N 00°00'13" W, a distance of 383.92 feet to the POINT OF BEGINNING, and containing 42.016 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 8375-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 4, 2015
JOB NO. 8375-02
DOC. ID. N:\CIVIL\8375-02\Word\8375-02FN 42.016 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

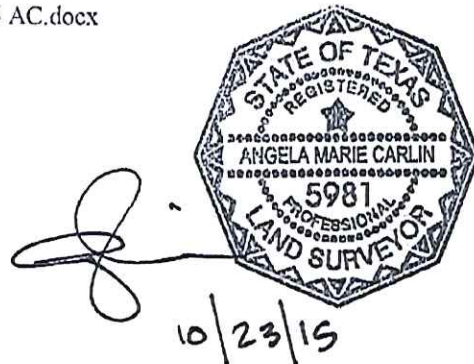
Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

NOV 16 2017



Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

[End of Exhibit A]



Doc# 20170226426 Fees: \$50.00
11/16/2017 10:04AM # Pages 7
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK