

Recorded
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Signed: _____

BY DEPUTY -

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COUNTY CLERK
Fee Amount: \$28.00

Cross Reference to Declaration
Recorded in:

Richard E. Sames, P.C.
5810 San Bernardo, Suite 400
Laredo, Texas 78041

Volume 547, Page 292-377
Webb County Official Public Records

Above Space for Recorder's Use

SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
CONCORD HILLS
(Concord Hills Community Phase IX)

THIS SUPPLEMENTAL DECLARATION is made this 21 day of May, 2004, by Vaquillas Development, Ltd., a Texas Limited Partnership ("Declaration").

BACKGROUND STATEMENT

On September 4, 1997, Declarant signed that certain Declaration of Covenants, Conditions and Restrictions for Concord Hills ("Declaration") which was recorded on September 9, 1997 in Volume 547, Pages 292-377 of the Official Public Records of Webb County, Texas.

Pursuant to the terms of Article XIII, Section 13.1 of the Declaration, Declarant may submit all or a portion of the additional property described on Exhibit "B" of the Declaration (the "Expansion Property") to the terms of the Declaration and impose additional covenants and easements on such property.

The property described on Exhibit "A" of this Supplemental Declaration (the "Additional Property") is a portion of the Expansion Property, which has been platted as Concord Hills Community, Phase IX by Plat recorded in Volume 24, Page 19, of the Plat Records of Webb County, Texas.

Declarant is the owner of the Additional Property and desires to submit the Additional Property to the terms of the Declaration.

NOW THEREFORE, pursuant to the powers retained by Declarant under the Declaration, Declarant hereby subjects the real property described on Exhibit "A" hereof to the provisions of the Declaration. Such property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provision of this Supplemental declaration and the Declaration, both of which shall run with the title to such property, their respective heirs, legal representatives, successors, successors-in-title, and assigns. The provisions of this Supplemental declaration shall be binding upon Concord Hills Community Association, Inc., a Texas non-profit

corporation (the "Association") in accordance with the terms of the Declaration.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Supplemental Declaration on the date and year first written above.

VAQUILLAS DEVELOPMENT, LTD.
a Texas Limited Partnership
By its General Partner,
VAQUILLAS, LLC,
a Texas Limited Liability Company

By: [Signature]
EVAN J. QUIROS

Member of the Management Committee

ACKNOWLEDGMENT

State of Texas §
County of Webb §

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority on this the 21 day of May, 2004 by EVAN J. QUIROS, member of the management committee of Vaquillas, LLC, a Texas Limited Liability Company, General Partner of **Vaquillas Development, Ltd.**, a Texas Limited Partnership, on behalf of said partnership.

[Signature]
Notary Public, State of Texas



EXHIBIT "A"

All those tracts or parcels of land constituting Concord Hills Community Phase IX, located in the City of Laredo, Webb County, Texas and described by metes and bounds as follows:

A tract of land containing 8.31 acres, more or less situated in Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, Webb County, Texas, and being out of a 73.653 acre tract described in a deed from Anthony M. Leyendecker and Maria T. Leyendecker to Vaquillas 94, Ltd., a Texas Limited Partnership, recorded in Volume 241 Pages 155- 158, Webb County Real Property Records; this 8.31 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ " diameter iron rod found in concrete, same being the southwest corner of Concord Hills Community Phase VI, recorded in Volume 21, Page 35, Webb County Plat Records for a tie;

THENCE N 89° 38' 09" , along the south line of Concord Hills Community Phase VI, a distance of 281.18 feet to a V2" diameter iron rod found in concrete and interior corner hereof;

THENCE N 65° 48' 06" E, continuing along the south line of Concord hills Community Phase VI, a distance of 50.0 feet to a ½ " diameter iron rod found in concrete and interior corner hereof;

THENCE N 89° 41' 30" , continuing along the south line of Concord hills Community Phase VI, a distance of 178.94 feet to a ½ " diameter iron rod found in concrete, a point along the west 80' right-of-way line of Concord Hills Boulevard Dedicated Plat recorded in Volume 22, Page 46, Webb County Plat Records, and point of curvature;

THENCE along curve left with a radius of 480.0 feet, a delta angle of 22° 17' 12" , tangent distance of 94.55 feet, chord length of 185.53 feet, chord bearing of S 3 1° 16' 18" , a curve length of 186.71 feet to a ½ " diameter iron rod found in concrete and point of tangent;

THENCE S 42° 24' 54" E, along the west 80' right-of-way line of Concord Hills Boulevard, a distance of 129.59 feet to a ½ " diameter iron rod in concrete and point of curvature;

THENCE along curve right with a radius of 420.0 feet, a delta angle of 42° 24' 54" , tangent distance of 162.97 feet, chord length of 303.87 feet, chord bearing of S 21 ° 12' 27" E , a curve length of 310.92 feet to a ½ " diameter iron rod found in concrete and point of tangent;

THENCE Due South, along the west 80' right-of-way line of Concord Hills Boulevard, a distance of 5.49 feet to a ½ " diameter iron rod found in concrete, a point along the north line of the U.I.S.D./Garcia Subdivision recorded in Volume 22, Page 47, Webb County Plat Records, and exterior corner hereof;

THENCE S 89° 37' 32" W, along the north line of the U.I.S.D./Garcia Subdivision and the south line of this tract, a distance of 1.96 feet to a ½ " diameter iron rod found in concrete, the northwest corner of the U.I.S.D./Garcia Subdivision and the northeast corner of the Garcia II tract recorded in Volume 431, Page 107, Webb County Real Property Records, and interior corner hereof;

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THENCE S 89° 59' 26" W, along the north line of the Garcia II tract and the south line of this tract, a distance of 794.75 feet to a ½ " diameter iron rod set in concrete, the southeast corner of the Maritom, Inc. tract recorded on Volume 232, Page 722, Wehh County Real Property Records, and exterior corner hercof;

THENCE N 00° 17' 30" W, along the east line of the Maritom, Inc. tract and the west line of this tract, a distance of 519.93 feet to the POINT OF BEGINNING.