

Declaration Incorporating Protective Covenants

Date: September 28, 2026

Declarant: **1807 Land & Cattle Company LLC**,
a Texas limited liability company
5886 De Zavala Rd., Ste. 492
San Antonio, Texas 78249

SCANNED

Property: Lot 44, Block 44, NCB 16385, Dominion Heights, Phase 1A (PUD) as amended, located in the City of San Antonio, according to that certain Replat establishing Dominion Heights Lots 1-3 (PUD) recorded in Volume 20003, Page 399, Deed and Plat Records of Bexar County, Texas (“**Lot 44**”).

Lot 45, Block 44, NCB 16385, Dominion Heights, Phase 1A (PUD) as amended, located in the City of San Antonio, according to that certain Replat establishing Dominion Heights Block 44 Replat (PUD) recorded in Volume 20004, Page 1120, Deed and Plat Records of Bexar County, Texas (“**Lot 45**”).

Lot 25, Block 45, NCB 16385, Dominion Heights, Phase 1A (PUD) as amended, located in the City of San Antonio, according to that certain Replat establishing Dominion Heights 1A Replat (PUD) recorded in Volume 20004, Page 456, Deed and Plat Records of Bexar County, Texas (“**Lot 25**”).

WHEREAS, Declarant is the owner of the Property, which are residential lots in the same subdivision known as DOMINION HEIGHTS, PHASE 1A (PUD) (the “**Subdivision**”);

WHEREAS, the original plat for the Subdivision was recorded on August 22, 2019 in Volume 20001, Page 1330-1333, Deed and Plat Records of Bexar County, Texas (the “**Original Plat**”),

WHEREAS, original protective covenants covering the Original Plat were recorded on August 23, 2019 as Document # 20190166975 in the Real Property Records of Bexar County, Texas (the “**Original PCs**”),

WHEREAS, since the recording of the Original PCs, the Original Plat has been modified by mutating several of the original lot dimensions through replats recorded in: (i) Volume 20003, Page 399, Deed and Plat Records of Bexar County, Texas; (ii) Volume 20004, Page 456, Deed and Plat Records of Bexar County, Texas; and, (iii) Volume 20004, Page 1120, Deed and Plat Records of Bexar County, Texas,

WHEREAS, Declarant desires to make it clear that the Original PCs are fully binding upon the Property following the replats described above,

THEREFORE, in consideration of the above premises, and for the sum of Ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby conclusively acknowledged, the Declarant declares and sets forth the following:

1. **Recitals**. The recitals hereinabove set forth are incorporated herein as fully as if they were set forth verbatim at this point.

2. **Incorporation of Protective Covenants**. The Original PCs (recorded on August 23, 2019 as Document # 20190166975 in the Real Property Records of Bexar County, Texas) are hereby incorporated, impressed upon, binding upon, and enforceable against the Property (Lot 44, Lot 45, and Lot 25) as fully as if the Property with its new lot numbers (Lot 44, Lot 45, and Lot 25) had been originally defined as lots in section 1.4.9 of the Original PCs.

IN WITNESS WHEREOF, this Declaration Incorporating Protective Covenants is executed to be effective as of the date first set forth hereinabove.

DECLARANT:

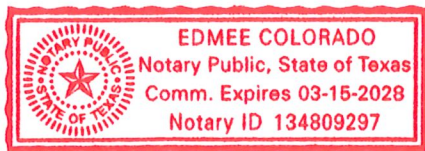
1807 Land & Cattle Company LLC,
a Texas limited liability company

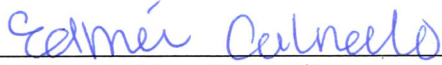
By: 
Name: Phil Hooker
Title: Manager

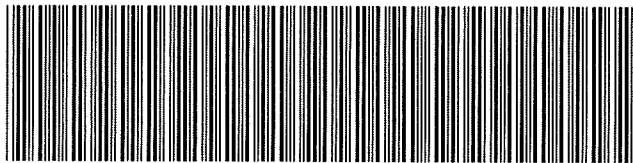
Date: 9/28/26

Acknowledgement

The foregoing document was acknowledged before me, a notary public, on this the 28th day of September, 2026, by **Phil Hooker**, in his capacity as **Manager** of **1807 Land & Cattle Company**, a Texas limited liability company, on behalf of said entity.




Notary Public, State of Texas



VG-40-2026-20260189620

File Information

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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 Bexar County, Texas on:
9/28/2026 12:42 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk