

1. Name of condominium: Wurzbach Tower
2. Name of the association: 7701 Wurzbach Tower Council of Co-Owners, Inc
3. Association mailing address: Attention: Office
7701 Wurzbach Road
San Antonio, Texas 78229
4. Location of condominium: Corner of Wurzbach Road and Merton Minter Street (Land platted as Lot 4, Block 1, New City Block 17060, Oak Hills Park, Unit 9, located within the corporate limits of the City of San Antonio, Bexar County, Texas, according to a plat recorded in Volume 9400, Page 41, Deed and Plat Records of Bexar County, Texas)
5. Declaration information: Amended, Corrected and Restated Declaration of 7701 Wurzbach Tower (A Condominium Project), executed on July 16, 2013, recorded in Document Number 20130155453, Official Public Records of Bexar County, Texas
6. Association management: Mary Demain, President
Attention: Office
7701 Wurzbach Road
San Antonio, TX 78229
Telephone: 210-614-9888
Email: wurzbachtower@gmail.com
7. Website address: www.wurzbachtower.org
8. Property transfer fees: Mandatory Resale Fees
*Resale Certificate: \$375.00
*Updated Resale Certificate: \$75.00
*Electronic Delivery: \$75.00
Additional Closing Fees
Rush Processing: \$100.00-\$350.00+
Statement of Account: \$50.00-\$100.00
*Transfer Fee: \$100.00-\$250.00
Account Closing Fee: \$25.00-\$50.00
Estoppel/Dues Statement: \$50.00-\$100.00
Buyer's One-Time Fees
*New Owner Setup: \$50.00
*Governing Documents: \$50.00
*Non-negotiable fees

7701 WURZBACH TOWER COUNCIL OF
CO-OWNERS, INC., a Texas non-profit
corporation


By: Mary Demain, Its President

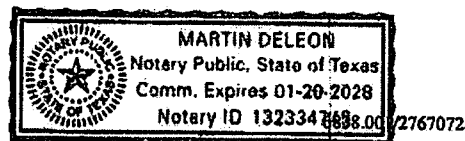
STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Mary Demain, President of 7701 Wurzbach Tower Council of Co-owners, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 2nd day of October, 2025.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Allen, Stein & Durbin, P.C.
Attorneys at Law
P.O. Box 101507
San Antonio, TX 78201



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/2/2025 2:20 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk