

Court Advisory

Fourth Court of Appeals
Cadena-Reeves Justice Center
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FOR IMMEDIATE RELEASE
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Fourth Court of Appeals to Hear Oral Argument

The Fourth Court of Appeals will hear oral argument in one appeal on Thursday, December 4, 2025, beginning at 9:00 a.m., before the following panel of justices: Justice Adrian A. Spears II, Justice H. Todd McCray, and Justice Velia J. Meza.

Encino Ranch Homeowners Association, Inc. v. Santos, No. 04-25-00699-CV: The Encino Ranch Homeowners Association, Inc. filed suit against certain property owners seeking a declaratory judgment regarding the existence of implied reciprocal negative easements. The trial court determined the Association's claim was barred by the statute of limitations. The issues presented in this permissive appeal include: (1) whether a statute of limitations applies to the Association's declaratory judgment claim, and if so, (2) when the Association's claim accrued.

The oral argument will be held in the courtroom of the Fourth Court of Appeals, Cadena-Reeves Justice Center, Third Floor, 300 Dolorosa, San Antonio, Texas. The argument also can be accessed using the following link:

The argument will be live streamed at:

<https://youtube.com/@thetexasfourthcourtofappeal404?si=9b3aCgAFjPrOgaD->

An archived version of the oral argument can be accessed using the following link:

<https://www.youtube.com/channel/UCiaWJQ7eW5OQIALdyLN6s3A>