

RHB:bjt

6030122

Annex

REC-4-70 678511 & 678512 12:10 27

THE STATE OF TEXAS I
COUNTY OF HARRIS I

124-90-0189

ARTICLES OF ANNEXATION
OF
WESTHOLLOW VILLA TOWNHOMES, SECTION TWO

WHEREAS, by that certain instrument dated June 21, 1977, and designated as "Declaration of Covenants, Conditions and Restrictions", executed by WAGGENER, INC., as Declarant, and recorded on June 24, 1977, under Harris County Clerk's File No. F-190707, in the Official Public Records of Real Property in the Office of the County Clerk of Harris County, Texas, (hereinafter referred to as "said Declaration") that certain tract and parcel of land described in Exhibit "A" attached to said Declaration and known as WESTHOLLOW VILLA TOWNHOMES, was encumbered and subjected to those certain easements, covenants, restrictions, conditions and charges described in said Declaration to which said Declaration reference is made for more particular description and all other pertinent purposes; and

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WHEREAS, Section 5 (Annexation) of Article XII (General Provisions) of said Declaration provides as follows:

Additional land within the area described in the attached Exhibit "D" may be annexed from time to time by the Declarant, its successors or assigns, without the consent of other Owners within ten (10) years of the date of recording of this instrument.

WHEREAS, WAGGENER, INC. is the owner of certain additional property within the area described in Exhibit "D" attached to said Declaration, which is more particularly described in Exhibit "A" attached hereto, and which is hereinafter referred to as "Section Two", said property having been acquired by WAGGENER, INC. by Warranty Deed dated September 18, 1978, filed for record under Harris County Clerk's File No. F781581.

WHEREAS, WAGGENER, INC., as the owner of said "Section Two" desires to annex said "Section Two" by such annexation to said WESTHOLLOW VILLA TOWNHOMES, and to extend and include to said "Section Two" by such annexation all of the easements, covenants, conditions, restrictions, charges and all other applicable provisions of said Declaration.

NOW, THEREFORE, WAGGENER, INC., (hereinafter referred to as "Declarant"), hereby annexes said "Section Two" to said WESTHOLLOW VILLA TOWNHOMES under and pursuant to the provisions of Section 5 of Article XII of said Declaration, and declares that all of

see

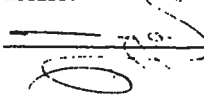
124-90-0190

the property comprising "Section Two" shall be held, sold and conveyed subject to the easements, restrictions, covenants, conditions and charges contained in said Declaration, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property covered thereby. Said property is submitted to the jurisdiction of WESTHOLLOW VILLA TOWNHOMES ASSOCIATION, INC. with the same force and effect as if said property was originally included in said Declaration as a part of the original development, and the "Common Area" of said property shall be conveyed to the said Association subject to the rights of the Owners therein prior to the sale of the first Building Plot in the annexed property. The easements, covenants, restrictions, conditions and charges of said Declaration shall be binding upon all parties having or acquiring any right, title or interest in said "Section Two" or any part thereof, and shall inure to the benefit of each owner thereof. Whenever in said Declaration there is a specific reference to "WESTHOLLOW VILLA TOWNHOMES", said Declaration is hereby amended to also refer to and include "Section Two", said Declaration is further amended to the extent that any specific reference to Exhibits "A", "B", "C", "D" and "E" attached to said Declaration shall also refer to and include Exhibits "A", "B", "C", "D" and "E" attached hereto.

The undersigned SAN JACINTO SAVINGS ASSOCIATION joins in the execution of this instrument for the purpose of evidencing its consent and agreement to the establishment of the easements, restrictions, covenants, conditions and charges contained in said Declaration on the land described herein.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seals this 28th day of March, A.D., 1979.

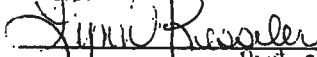
ATTEST:


Asst. Secretary

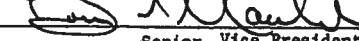
WAGGENER, INC.

BY: 
President

ATTEST:


Asst. Secretary
Lynn Kesseler

SAN JACINTO SAVINGS ASSOCIATION

BY: 
Senior Vice President
Bob L. Mauldin

RETURN TO:
ROY H. BRAY & ASSOCIATES
4507 San Jacinto
Houston, Texas 77004
ATTN: Steve Bray

124-93-0191

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W.D. Waggener, President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said WAGGENER, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of April, A.D., 1979.

Beverly S. Sontag
Notary Public in and for Harris County,
T E X A S.
BEVERLY S. SONTAG
Notary Public, Harris County, Texas

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bob L. Mauldin, Sr. ^{Vice} President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said SAN JACINTO SAVINGS ASSOCIATION, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of March, A.D., 1979.

Carl Sontag
Notary Public in and for Harris County,
T E X A S.
My Commission expires 1-17-80

124-90-0192

A 2.5658 acre tract out of Reserve "G" of WESTHOLLOW, a Subdivision in the Joel Wheaton Survey, Abstract 80, Harris County, Texas, according to corrected map or plat recorded in Volume 274, Page 85 of the Map Records of Harris County, Texas, said tract being more particularly described by metes and bounds as follows, to-wit:

COMMENCING for locative purposes at a point on the Southeast corner of Reserve "G" of WESTHOLLOW, said point lying on the West R.O.W. of a 150' wide Harris County Flood Control drainage easement, as recorded by Film code No. 159-21-1524 in the Harris County Deed Records, said point also lying on the East R.O.W. of a 30' wide Mobil Oil Co. pipeline easement, further said point also being on the North R.O.W. of Hollowgreen Drive (60' wide);

THENCE, crossing said Mobil easement, South 89 deg. 59 min. 56 sec. West along said Hollowgreen Drive, 992.32 feet to the POINT OF BEGINNING;

THENCE, South 89 deg. 59 min. 56 sec. West along the North R.O.W. line of said Hollowgreen Drive a distance of 443.00 feet for a corner;

THENCE, North 50 deg. 32 min. 44 sec. West, 15.46 feet to a point for a corner, said point lying on a curve in the East R.O.W. of Westhollow Drive, (100' wide);

THENCE, following a curve to the right along said Westhollow Drive, 46.94 feet to a point of tangency, said curve having a central angle of 10 deg. 51 min. 04 sec., and a radius of 900 feet, said curve also having a long chord of 170.19 feet and bearing North 05 deg. 25 min. 36 sec. West;

THENCE, North 00 deg. 00 min. 04 sec. West, along said Westhollow Drive, 60.42 feet to a point for the Northwest corner of the herein described tract of land;

THENCE, North 89 deg. 59 min. 56 sec. East, a distance of 471.03 feet to the Northeast corner of herein described tract of land;

THENCE, South 00 deg. 00 min. 04 sec. East, a distance of 239.661 feet to the POINT OF BEGINNING, and containing 2.5658 acres of land.

J. J. [Signature]

EXHIBIT "A"

124-90-0193

EXHIBIT "A"
Legal Description
WESTHOLLOW VILLA TOWNHOMES,
SECTION TWO
PHASE III
Out of 2.5658 acres above described

A tract or parcel of land containing 34355.745 square feet or 0.7887 acre being part of Unrestricted Reserve "G", WESTHOLLOW, a Subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 274, Page 85 of the Map Records of Harris County, Texas, and also being located in the Joel Wheaton Survey, Abstract 80, Harris County, Texas, said 0.7887 acre being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of Reserve "G", said point being located on the East R.O.W. line of Westhollow Drive (100' wide) and the North R.O.W. of Hollowgreen (60' wide);
THENCE North 89 deg. 59 min. 56 sec. East, along the South line of aforesaid Reserve "G" and the North R.O.W. line of Hollowgreen a distance of 120.00 feet to an iron rod, said point being the Southeast corner of herein described tract of land;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 239.661 feet to the Northeast corner of herein described 34355.745 square feet tract of land;
THENCE South 89 deg. 59 min. 56 sec. West, a distance of 148.03 feet to the Northwest corner of the herein described tract;
THENCE South 00 deg. 00 min. 04 sec. East, a distance of 60.42 feet for a corner;
THENCE following a curve to the left along the East R.O.W. line of Westhollow (100' R.O.W.) a distance of 170.45 feet for a corner, said curve having a central angle of 10 deg. 51 min. 04 sec., a radius of 900 feet, and also having a long chord of 170.19 feet and bearing of South 05 deg. 25 min. 36 sec. East;
THENCE South 50 deg. 32 min. 44 sec. East, a distance of 15.46 feet to the POINT OF BEGINNING, and containing 0.7887 acre of land.

J. D. R.

124-90-0194

EXHIBIT "g"
Legal Description
WESTHOLLOW VILLA TOWNHOMES,
SECTION TWO
PHASE III
Common Areas

A tract or parcel of land containing 34355.745 square feet or 0.7887 acre being part of Unrestricted Reserve "G", WESTHOLLOW, a Subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 274, Page 85 of the Map Records of Harris County, Texas, and also being located in the Joel Wheaton Survey, Abstract 80, Harris County, Texas, said 0.7887 acre being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of Reserve "G", said point being located on the East R.O.W. line of Westhollow Drive (100' wide) and the North R.O.W. of Hollowgreen (60' wide);
THENCE North 89 deg. 59 min. 56 sec. East, along the South line of aforesaid Reserve "G" and the North R.O.W. line of Hollowgreen a distance of 120.00 feet to an iron rod, said point being the Southeast corner of herein described tract of land;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 239.661 feet to the Northeast corner of herein described 34355.745 square feet tract of land;
THENCE South 89 deg. 59 min. 56 sec. West, a distance of 148.03 feet to the Northwest corner of the herein described tract;
THENCE South 00 deg. 00 min. 04 sec. East, a distance of 60.42 feet for a corner;
THENCE following a curve to the left along the East R.O.W. line of Westhollow (100' R.O.W.) a distance of 170.45 feet for a corner, said curve having a central angle of 10 deg. 51 min. 04 sec., a radius of 900 feet, and also having a long chord of 170.19 feet and bearing of South 05 deg. 25 min. 36 sec. East;
THENCE South 50 deg. 32 min. 44 sec. East, a distance of 15.46 feet to the POINT OF BEGINNING, and containing 0.7887 acre of land, SAVE AND EXCEPT 0.29045 acre comprised of 8 non-contiguous parcels of land referred to as Block 23, and being more particularly described by metes and bounds on Exhibit "C" attached hereto.

J. D. R.

124-90-0195

EXHIBIT "C" - 1

Block Twenty-three (23)

Tract - Building 2301-2304

A tract or parcel of land containing 6217.94 square feet or 0.14274 acre being part of Unrestricted Reserve "C" Westhollow, a Subdivision of record in Volume 274, Page 85 of the Map Records of Harris County, Texas, and also being located in the Joel Wheaton Survey, Abstract 80, Harris County, Texas, said 0.1477 acre being more particularly described by metes and bounds as follows, to-wit:

COMMENCING for locative purposes at the Southwest corner of Reserve "C", said point being located on the East R.O.W. line of Westhollow Drive (100' wide) and the North R.O.W. line of Hollowgreen (60' wide);
THENCE North 89 deg. 59 min. 56 sec. East, along the South line of aforesaid Reserve "C" and the North R.O.W. line of Hollowgreen a distance of 90.00 feet to an iron rod set for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 10.00 feet to a POINT OF BEGINNING, said point being the Southeast corner of herein described 6217.94 square feet tract of land;
THENCE South 89 deg. 59 min. 56 sec. West, a distance of 58.50 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 6.30 feet for a corner;
THENCE South 89 deg. 59 min. 56 sec. West, a distance of 7.50 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 13.25 feet for a corner;
THENCE North 44 deg. 17 min. 33 sec. East, a distance of 2.86 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 1.00 feet for a corner;
THENCE North 89 deg. 59 min. 56 sec. East, a distance of 0.25 foot for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 6.20 feet for a corner;
THENCE South 89 deg. 59 min. 56 sec. West, a distance of 2.50 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 12.50 feet for a corner;
THENCE North 49 deg. 39 min. 56 sec. East, a distance of 3.48 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 1.00 foot for a corner;
THENCE North 89 deg. 59 min. 56 sec. East, a distance of 4.55 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 14.00 feet for a corner;
THENCE North 38 deg. 57 min. 56 sec. East, a distance of 4.37 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 4.65 feet for a corner;
THENCE North 89 deg. 59 min. 56 sec. East, a distance of 2.30 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 32.70 feet for a corner;
THENCE North 36 deg. 22 min. 11 sec. East, a distance of 6.85 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 1.00 foot to an iron rod marking the Northwest corner of herein described tract of land;
THENCE North 89 deg. 59 min. 56 sec. East, a distance of 49.95 feet to an iron rod marking the Northeast corner of herein described tract of land;
THENCE South 00 deg. 00 min. 04 sec. East, a distance of 105.60 feet to the POINT OF BEGINNING, and containing 0.14274 acre of land.

J. D. W.

124-90-0196

EXHIBIT "C" - 2

Block Twenty-three (23)

Tract - Building 2305-2308

A tract or parcel of land containing 6433.91 square feet or 0.1477 acre being part of Unrestricted Reserve "G" Westhollow, a Subdivision of record in Volume 274, Page 85 of the Map Records of Harris County, Texas, and also being located in the Joel Wheaton Survey, Abstract 80, Harris County, Texas, said 0.1477 acre being more particularly described by metes and bounds as follows, to-wit:

COMMENCING for locative purposes at the Southwest corner of Reserve "G", said point being located on the East R.O.W. line of Westhollow Drive (100' wide) and the North R.O.W. line of Hollowgreen (60' wide);
THENCE North 89 deg. 59 min. 56 sec. East, along the South line of aforesaid Reserve "G" and the North R.O.W. line of Hollowgreen a distance of 90.00 feet to an iron rod set for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 123.62 feet to a POINT OF BEGINNING, said point being the Southeast corner of herein described 6433.91 square feet tract of land;
THENCE South 89 deg. 59 min. 56 sec. West, a distance of 50.20 feet to the Southwest corner of the herein described tract;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 1.00 feet for a corner;
THENCE North 28 deg. 09 min. 06 sec. West, a distance of 6.46 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 33.00 feet for a corner;
THENCE South 89 deg. 59 min. 56 sec. West, a distance of 2.15 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West, a distance of 4.45 feet for a corner;
THENCE North 41 deg. 14 min. 04 sec. West, a distance of 4.92 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West a distance of 13.95 feet for a corner;
THENCE South 89 deg. 59 min. 56 sec. West a distance of 4.25 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West a distance of 1.00 feet for a corner;
THENCE North 41 deg. 35 min. 25 sec. West a distance of 3.61 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West a distance of 12.45 feet for a corner;
THENCE North 89 deg. 59 min. 56 sec. East a distance of 2.20 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West a distance of 6.15 feet for a corner;
THENCE North 89 deg. 59 min. 56 sec. East a distance of 8.25 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West a distance of 3.80 feet for a corner;
THENCE South 89 deg. 59 min. 56 sec. West a distance of 2.60 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West a distance of 6.10 feet for a corner;
THENCE North 89 deg. 59 min. 56 sec. East a distance of 2.60 feet for a corner;
THENCE North 00 deg. 00 min. 04 sec. West a distance of 22.85 feet for a corner;
THENCE North 89 deg. 59 min. 56 sec. East a distance of 38.15 feet for a corner;
THENCE South 00 deg. 00 min. 04 sec. East a distance of 10.05 feet for a corner;
THENCE North 89 deg. 59 min. 56 sec. East a distance of 16.55 feet to the Northeast corner of herein described tract;
THENCE South 00 deg. 00 min. 04 sec. East a distance of 106.05 feet to the POINT OF BEGINNING, and containing 0.1477 acre of land.

J.D.R.

124-90-0197

EXHIBIT "D"
TRACTS TO BE ANNEXED

- (1) A tract of land containing 7.9585 Acres, more or less, and more fully described as Block 4, Unrestricted Reserve "G" of WESTHOLLOW, a Subdivision out of the Joel Wheaton Survey, Abstract 80, Harris County, Texas, SAVE AND EXCEPT that tract of land described on Exhibit "A" attached hereto.
- (2) A tract of land containing 3.7282 Acres, more or less, and more fully described as Block 5, Unrestricted Reserve "I" of WESTHOLLOW, a Subdivision out of the Joel Wheaton Survey, Abstract 80, Harris County, Texas.

W. J. K.

124-90-0198

EXHIBIT "E"

PRIVATE STREET:

A tract or parcel of land containing a total area of 0.16506 acre located in Reserve "C" Westhollow Subdivision recorded in Volume 274, Page 85 of the Map Records of Harris County, Texas, more particularly being located in the Joel Wheaton Survey, Abstract 80, Harris County, Texas, said 0.16506 acre being more particularly described by mates and bounds as follows, to-wit:

COMMENCING for locative purposes at a 5/8-inch iron rod marking the Northwest corner of Reserve "C", said point being located on the East right-of-way line of Westhollow Drive (100' wide);

THENCE East, along the North line of aforesaid Reserve "C", a distance of 118.03 feet to an iron rod marking the POINT OF BEGINNING;

THENCE North 89 deg. 59 min. 56 sec. East, a distance of 30.00 feet to the Northeast corner of herein described tract of land;

THENCE South 00 deg. 00 min. 04 sec. East, a distance of 239.661 feet to an iron rod marking the Southeast corner of herein described tract of land;

THENCE South 89 deg. 59 min. 56 sec. West, a distance of 30.00 feet to an iron rod set for a corner;

THENCE North 00 deg. 00 min. 04 sec. West, for a distance of 239.661 feet to the POINT OF BEGINNING, and containing 0.16506 acre of land.

[Handwritten signature]

RETURN TO:
Roy H. Bray & Associates, Attorneys at Law
4507 San Jacinto
Houston, Texas 77004

Attn: Steve Bray