

4881776

042-07-0535

ANNEXATION AGREEMENT

CIMARRON, SECTION NINE (9)

04/04/83 00302334 H881776 \$ 13.00

STATE OF TEXAS §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, by those certain instruments designated as Declarations of Covenants, Conditions and Restrictions, and recorded in the Office of Harris County Clerk, in the Official Public Records of Real Property of Harris County, Texas, those certain tracts and parcels therein described and referred to as:

CIMARRON, SECTIONS ONE (1) through SECTION EIGHT (8)

WHEREAS, FIRST MORTGAGE COMPANY OF TEXAS, INC., is the owner of a certain property within the area contiguous to the property described as being encumbered in said Declarations of Covenants, Conditions and Restrictions, said certain property being more particularly described in Exhibit "A" which is attached and made a part thereof;

NOW, THEREFORE, FIRST MORTGAGE COMPANY OF TEXAS, INC., and CIMARRON COMMUNITY IMPROVEMENT ASSOCIATION, INC., hereby annex the above described property into the CIMARRON COMMUNITY IMPROVEMENT ASSOCIATION, INC. and declare that all of this property shall be held, sold and conveyed subject to the Restrictions thereto, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property covered thereby. The Restrictions shall be binding upon all parties having or acquiring any right, title or interest in this property and shall inure to the benefit of each owner thereof.

It is expressly understood and agreed that separate Restrictions have been filed for record for CIMARRON, SECTION NINE (9) dated March 15, 1983, and recorded in the Office of Harris County Clerk under File No. H 856108 Deed Records of Harris County, Texas, which Restrictions will impress and subject the lots within CIMARRON, SECTION NINE (9), to an annual maintenance charge and assessment imposed hereby, and will make such subdivision subject to the jurisdiction

Return to:
Barbara J. Puckett
First General Realty Company
P. O. Box 1413
Houston, Texas 77251-1413

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HOUSING & COMMUNITY DEVELOPMENT

HOUSING DEVELOPMENT DIVISION

042-87-0536

of the Association. However, it is understood and agreed that the Association shall (i) enforce the restrictive covenants applicable to CIMARRON, SECTION NINE (9), and (ii) pay for street lights and for maintenance of entrances to CIMARRON, SECTION NINE (9), (both clauses (i) and (ii) aforesaid to be done in the same manner as the Association does for CIMARRON, Sections I through VIII Subdivisions). It is hereby understood and agreed that the Association shall treat CIMARRON, SECTION NINE (9), in a nondiscriminatory fashion, on an equal basis, and in the same manner as existing sections of CIMARRON.

Dated this 16th day of MARCH, 1983. (4)

FIRST MORTGAGE COMPANY OF TEXAS, INC.

BY: James R. Moore
James R. Moore - Vice President

ATTEST:

BY: Wayne McLane
Wayne McLane -
Assistant Secretary

CIMARRON COMMUNITY IMPROVEMENT
ASSOCIATION, INC.

BY: Weldon W. Barnhill, Jr.
Weldon W. Barnhill, Jr.
President

BY: Thomas J. Sandridge
Thomas J. Sandridge
Secretary

042-07-0537

VETERANS ADMINISTRATION

BY:

Amit C. Stafford
Amit C. Stafford

FEDERAL HOUSING ADMINISTRATION

BY:

James M. Wilson
James M. Wilson

STATE OF TEXAS ;

COUNTY OF HARRIS ;

BEFORE ME, the undersigned authority, on this day personally appeared James R. Moore, Vice President of First Mortgage Company of Texas, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th day of March, 1983.

Barbara J. Puckett
Notary Public in and for the
STATE OF TEXAS

Barbara J. Puckett
(Name typed, stamped or printed)
November 17, 1985
My Commission Expires:

STATE OF TEXAS ;

COUNTY OF HARRIS ;

BEFORE ME, the undersigned authority, on this day personally appeared Weldon W. Barnhill, Jr., President of Cimarron Community Improvement Assn., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of March, 1983.

Barbara J. Puckett
Notary Public in and for the
STATE OF TEXAS

Barbara J. Puckett
(Name typed, stamped or printed)
November 17, 1985
My Commission Expires:

042-87-0538

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared James M. Wilson, Superintendent of Federal Housing Administration, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th day of March, 1983.

Glynda L. Powell
Notary Public in and for the
STATE OF TEXAS

Glynda L. Powell
(Name typed, stamped or printed)

August 11, 1985
My Commission Expires:

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Avril C. Stafford, Chief Construction Valuator of VETERANS ADMINISTRATION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31st day of MARCH, 1983.

B. M. Ference
Notary Public in and for the
STATE OF TEXAS

G. M. FERENCE
(Name typed, stamped or printed)

My Commission Expires: MARCH 12, 1984

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 1983.

Notary Public in and for the
STATE OF TEXAS

(Name typed, stamped or printed)

My Commission Expires:

October 1, 1962

Being a partial replat of Cimarron, Section 9, and being 64.149 acres of land out of the H. D. Taylor Survey, A-470, Harris County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Northeast right-of-way line of Peek Road, 100 feet wide, same being the most Southerly Southwest corner of Cimarron, Section 9, according to the plat thereof recorded in Volume 269, Page 40 of the Map Records of Harris County, Texas;

THENCE North 25° 05' West, along the Northeast right-of-way line of Peek Road, same being the most Westerly Southwest line of said Cimarron, Section 9, a distance of 2657.21 feet to a point for corner;

THENCE North 59° 47' 03" East, a distance of 167.67 feet to an angle point;

THENCE North 64° 55' East, a distance of 76.28 feet to an angle point;

THENCE North 55° 43' 05" East, a distance of 79.40 feet to an angle point;

THENCE North 53° 34' 41" East, a distance of 85.00 feet to an angle point on the Southwesterly right-of-way line of Indian Ridge Drive, 60 feet wide;

THENCE North 64° 55' East, a distance of 60.00 feet to a point for corner on the Northeasterly right-of-way line of Indian Ridge Drive;

THENCE North 25° 05' West, along the Northeasterly right-of-way line of Indian Ridge Drive, a distance of 30.62 feet to a point for corner, said point being on a rear lot division line in Block 25 of said Cimarron, Section 9;

THENCE in an Easterly direction, along the rear lot division line of said Block 25, as follows:

North 52° 59' 11" East, 316.10 feet to an angle point;
 North 67° 28' 18" East, 170.59 feet to an angle point;
 North 88° 11' 39" East, 117.05 feet to an angle point;
 North 16° 25' 33" West, 37.00 feet to an angle point;
 North 77° 18' 19" East, 114.47 feet to an angle point;
 North 84° 40' 54" East, 167.30 feet to an angle point;
 South 86° 03' 22" East, a distance of 312.39 feet to a point for corner on an Easterly line of said Cimarron, Section 9, said point being the Southeast corner of Lot 12 in said Block 25;

THENCE with the Boundary line of said Cimarron, Section 9, as follows:

South 0° 17' 51" West, 141.50 feet to an angle point;
 South 3° 33' 22" West, 122.83 feet to an angle point;
 South 16° 41' 53" West, 114.41 feet to an angle point;
 South 28° 42' 15" West, 114.41 feet to an angle point;
 South 44° 21' 15" West, 114.96 feet to a point for re-entrant corner;
 South 43° 40' 35" East, 120.24 feet to a point for corner;
 In a Southwesterly direction, with a curve to the right whose radius is 660 feet and central angle is 1° 44' 10" and whose chord bears South 47° 36' 15" West, 20.00 feet, measured along the arc, to a point for re-entrant corner;
 South 43° 40' 35" East, 60.04 feet to a point for re-entrant corner;

042-07-0540

Being a partial replat of Cimarron, Section 9, cont'd.....

In a Northeasterly direction, with a curve to the left whose radius is 720 feet and central angle is $1^{\circ} 35' 29''$ and whose chord bears North $47^{\circ} 29' 51''$ East, 20.00 feet, measured along the arc, to a point for corner;
 South $43^{\circ} 40' 35''$ East, 115.43 feet to a point for corner;
 South $46^{\circ} 19' 25''$ West, 51.51 feet to an angle point;
 South $53^{\circ} 45' 50''$ West, 114.05 feet to an angle point;
 South $64^{\circ} 55'$ West, 651.05 feet to an angle point;
 South $61^{\circ} 51' 50''$ West, 187.77 feet to a point for re-entrant corner;

South $25^{\circ} 05'$ East, 540.00 feet to a point for re-entrant corner;
 North $69^{\circ} 04' 35''$ East, 137.86 feet to an angle point;
 North $64^{\circ} 55'$ East, 687.71 feet to an angle point;
 North $61^{\circ} 13'$ East, 120.36 feet to an angle point;
 North $54^{\circ} 43' 35''$ East, 120.25 feet to a point for corner;
 South $36^{\circ} 35' 42''$ East, 177.78 feet to a point for re-entrant corner;

In a Northeasterly direction, with a curve to the left whose radius is 1480 feet and central angle is $0^{\circ} 54' 23''$ and whose chord bears North $52^{\circ} 57' 06''$ East, 23.42 feet; measured along the arc, to a point for corner;
 South $37^{\circ} 30' 05''$ East, 118.60 feet to a point for re-entrant corner;

North $52^{\circ} 46' 57''$ East, 6.36 feet to a point for corner;
 South $37^{\circ} 13' 03''$ East, 165.29 feet to a point for re-entrant corner;

In a Northeasterly direction, with a curve to the left whose radius is 1725 feet and central angle is $1^{\circ} 30' 46''$ and whose chord bears North $52^{\circ} 01' 34''$ East, 45.55 feet; measured along the arc, to a point for corner;

South $39^{\circ} 02' 35''$ East, 75.47 feet to an angle point;
 South $42^{\circ} 58' 37''$ East, 272.00 feet to a point for corner;
 South $46^{\circ} 19' 25''$ West, 166.88 feet to a point for re-entrant corner;

South $43^{\circ} 40' 35''$ East, 5.33 feet to a point for corner;
 South $46^{\circ} 19' 25''$ West, 115.00 feet to a point for corner;
 North $43^{\circ} 40' 35''$ East, 126.00 feet to an angle point;
 North $50^{\circ} 15' 36''$ West, 126.91 feet to an angle point;
 South $73^{\circ} 10' 46''$ West, 202.19 feet to an angle point;
 South $64^{\circ} 55' 01''$ West, 189.00 feet to an angle point;
 South $18^{\circ} 10' 20''$ East, 132.97 feet to an angle point;
 South $24^{\circ} 38' 19''$ East, 112.00 feet to an angle point;
 South $68^{\circ} 15' 35''$ East, 53.00 feet to a point for corner;
 South $41^{\circ} 03' 09''$ West, 195.00 feet to a point for re-entrant corner;

In a Southeasterly direction, with a curve to the left whose radius is 295 feet and central angle is $5^{\circ} 26' 18''$ and whose chord bears South $50^{\circ} 06' 15''$ East, 28.00 feet; measured along the arc, to a point for corner;

South $38^{\circ} 56' 36''$ West, 239.81 feet to a point for corner;
 In a Northwesterly direction, with a curve to the right whose radius is 470 feet and central angle is $3^{\circ} 43' 51''$ and whose chord bears North $49^{\circ} 25' 31''$ West, 30.60 feet; measured along the arc, to a point for re-entrant corner;
 South $42^{\circ} 26' 24''$ West, 181.56 feet to a point for re-entrant corner;

South $42^{\circ} 48' 14''$ East, 19.85 feet to a point for corner;
 South $41^{\circ} 30' 25''$ West, 115.00 feet to a point for corner;

In a Northwesterly direction, with a curve to the right whose radius is 710 feet and central angle is $1^{\circ} 47' 20''$ and whose chord bears North $47^{\circ} 35' 55''$ West, 22.17 feet; measured along the arc, to a point for re-entrant corner;
 South $43^{\circ} 17' 45''$ West, a distance of 241.98 feet to the PLACE

OF BEGINNING and containing 64.149 acres of land.

RAYBURN CHERRY ENGINEERS, INC.
 Consulting Engineers

Rayburn C. Cherry

042 87-0541

FILED
APR 4 12 26 PM 1983
P. A. Hallman
COUNTY CLERK
HARRIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me, and was duly RECORDED, in the Official
Public Records of Real Property of Harris County, Texas on

APR 4 1983



Paula Roddenberry
COUNTY CLERK,
HARRIS COUNTY, TEXAS

87-01-0240