

PK  
# 3-50  
2451

ANNEXATION

D E E D

OF

712 305

TOWNWEST, SECTION THREE

THAT STATE OF TEXAS            §  
COUNTY OF FORT BEND           §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by that certain instrument dated November 15, 1974, and designated as "Declaration of Covenants, Conditions and Restrictions", executed by U.S. Home Corporation of Texas, as Declarant, recorded at Volume 632, Page 713, of the Deed Records of Fort Bend County, Texas, (hereinafter referred to as "said Declaration"), those certain tracts and parcels of land therein described and known as TOWNWEST, SECTION ONE, (hereinafter referred to as "Section One"), were encumbered and subjected to said Declaration, to which said Declaration reference is here made for more particular description and all other pertinent purposes; and

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

"Additional residential property and common area within the area described in Volume 555, Page 856, in Volume 556, Page 189, and in Volume 558, Page 786, all of the Deed Records of Fort Bend County, Texas may be annexed to the Properties with the consent of two-thirds (2/3) of each class of membership; or upon submission and approval by FHA/VA of an overall plan of the entire development, and subsequent approval of each stage of development, such additional stages may be annexed by the Developer without approval by the membership."

WHEREAS, Section 7 (FHA/VA Approval) of said Article IX of said Declaration provides as follows:

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration.

Annexation of additional properties, conveyance and/or dedication of Common Area, Amendment of this Declaration of Covenants, Conditions and Restrictions, Mergers and Consolidations, Mortgaging of the Common Area, and Management Agreements.

WHEREAS, U. S. Home Corporation of Texas is the owner of that certain Additional property within the area described in Volume 555, Page 856; in Volume 556, Page 189; and in Volume 558, Page 786, all of the Deed Records of Fort Bend County, Texas, which is more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 in Block 1 and Lots 1, 2, & 3 in Block 2 of Townwest, Section Three, an addition in Fort Bend County, Texas according to the Map or Plat thereof recorded at Volume 18, Page 12 of the Map Records of Fort Bend County, Texas (Hereinafter referred to as Section Three).

WHEREAS, detailed plans for the development of said Section Three have heretofore been submitted to the Federal Housing Administration and the Veterans Administration, as required by the foregoing Sections 5 and 7 of Article IX of said Declaration, and U. S. Home Corporation of Texas, as the owner of said Section Three desires to annex said Section Three to said Section One and to extend and include to said Section Three by such annexation all of the easements, covenants, conditions, restrictions and all other applicable terms and provisions of said Declaration.

NOW, THEREFORE, U. S. Home Corporation of Texas, (hereinafter referred to as "Declarant") hereby annexes said Section Three to said Section One under and pursuant to the provisions of Section 5 of Article IX of said Declaration and declares that all of the property comprising said Section Three shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions 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 hereby. The easements, covenants, restrictions and conditions of said Declaration shall be binding upon all parties having or acquiring any right, title or interest in said Section Three or any part thereof, and shall inure to the benefit of each owner thereof. Wherever in said Declaration there is a specific reference to Section One, said Declaration is hereby amended to also refer to and to include Section Three.

In Witness Whereof, we the undersigned, being the Declarant herein has hereunto set its hand and seal this 3<sup>rd</sup> day of February, 1972.

ATTEST:

U. S. HOME CORPORATION OF TEXAS



Palmerne Howler  
Asst. Secretary

BY: Soyel D. Folts  
Vice President

ATTEST:

TOWNEWEST HOMEOWNERS ASSOCIATION, INC.

Anita Hagerty Schenk  
Secretary

BY: Ron Thompson  
PRESIDENT

D E E D  
712 307

THE STATE OF TEXAS  
COUNTY OF ~~HARRIS~~ Ft Bend

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared GARY J. HANNON, Vice L. Potts President of U.S. Home Corporation of Texas, known to me to be the person and officer whose name is subscribed to the foregoin instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3 day of February, 1977

Jean Elliott  
Notary Public in and for Harris County,  
Ft Bend Texas

Acceptance of Association is evidenced by duly authorized officers of the Townwest Homeowners Association, inc. as shown by their signatures below.

ATTEST: TOWNWEST HOMEOWNERS ASSOCIATION, INC.

\_\_\_\_\_  
Secretary By: \_\_\_\_\_  
President

THE STATE OF TEXAS  
COUNTY OF ~~HARRIS~~ Ft Bend

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Row Thompson, President of the Townwest Homeowners Association, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3 day of February, 1977.

Jean Elliott  
Notary Public in and for Harris County,  
Ft. Bend Texas

FILED FOR RECORD  
NO. \_\_\_\_\_ TIME 1:40 P.M.

FEB 3 1977

Pearl Elliott  
COUNTY CLERK, FORT BEND COUNTY, TEX.