

*Restr  
w/21*

**V153106**

**ANNEXATION AGREEMENT  
AND  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
LAND TO BE DEVELOPED AS MEADOW LAKE, SECTION SIX (6)**

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STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

07/03/01 300569335 V153106           \$21.00

WHEREAS, Meadow Lake Associates, as Declarant, caused that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I, a Subdivision in Harris County, Texas" ("the Declaration") to be recorded in the Official Public Records of Real Property of Harris County, Texas on November 26, 1980 under Clerk's File No. G773384, which Declaration imposed various covenants, conditions and restrictions upon the following property:

*lll*

All of Meadow Lake, Section I, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 299, Page 74, of the Map Records of Harris County, Texas

and

WHEREAS, the Declaration was amended by instrument entitled "Amendment to Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I, a Subdivision in Harris County, Texas" and recorded in the Official Public Records of Real Property of Harris County, Texas on May 4, 1981 under Clerk's File No. G959355;

and

WHEREAS, General Homes Consolidated Companies, Inc., doing business as General Homes, Inc., as the successor Declarant and assignee of Meadow Lake Associates, caused that certain instrument entitled "Second Amendment to Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I, a Subdivision in Harris County, Texas" ("the Second Amendment") to be recorded in the Official Public Records of Real Property of Harris County, Texas on May 4, 1981 under Clerk's File No. G959356, which instrument wholly and completely amended and superseded the provisions of the Declaration; and

WHEREAS, the Second Amendment was amended by instrument entitled "Third Amendment to Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I, a Subdivision in Harris County, Texas" and recorded in the Official Public Records of Real Property of Harris County, Texas on December 30, 1981 under Clerk's File No. H276908; and

**Return to:  
Butler & Hailey, P.C.  
1616 South Voss, Suite 500  
Houston, Texas 77057**

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WHEREAS, the Second Amendment was further amended by instrument entitled "Fourth Amendment to Declaration of Covenants, Conditions and Restrictions" and recorded in the Official Public Records of Real Property of Harris County, Texas on December 30, 1981 under Clerk's File No. H276908; and

WHEREAS, the Second Amendment was further amended by instrument entitled "Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I, a Subdivision in Harris County, Texas" and recorded in the Official Public Records of Real Property of Harris County, Texas on April 18, 1984 under Clerk's File No. J465755; and

WHEREAS, the Second Amendment was further amended by instrument entitled "Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I" and recorded in the Official Public Records of Real Property of Harris County, Texas on November 26, 1985 under Clerk's File No. K306142; and

WHEREAS, the Second Amendment, as amended, provides that additional land may be added to the scheme established by the Second Amendment and subjected to the jurisdiction of Meadow Lake Homeowners Association ("the Association") upon the approval of the Board of Directors of the Association and by filing of record an Annexation Agreement and Declaration of Covenants, Conditions and Restrictions extending the scheme of the covenants, conditions and restrictions set forth in the Second Amendment to the additional property; and

WHEREAS, additional land was added to the scheme established by the Second Amendment and subjected to the jurisdiction of Meadow Lake Homeowners Association ("the Association") by instrument entitled "Annexation Agreement and Declaration of Covenants, Conditions and Restrictions for Land to be Developed as Meadow Lake, Sections 4, 5 and 6" ("the Annexation Agreement") recorded in the Official Public Records of Real Property of Harris County, Texas on April 8, 1999 under Clerk's File No. T649118; and

WHEREAS, the Annexation Agreement was corrected by instrument entitled "Correction of Annexation Agreement and Declaration of Covenants, Conditions and Restrictions for Land to be Developed as Meadow Lake, Sections 4, 5 and 6" recorded in the Official Public Records of Real Property of Harris County, Texas on June 1, 2001 under Clerk's File No. V088591, for the purpose of notifying all persons that the land described in Exhibit "A" to the Annexation Agreement was developed as Meadow Lake, Sections 4, 5 and 7, not Meadow Lake, Sections 4, 5 and 6, as originally intended; and

WHEREAS, FDC Properties, Ltd., is the owner of the land described in Exhibit "A" attached hereto ("the Additional Property"), which Additional Property is to hereafter be platted as Meadow Lake, Section Six (6), and desires to develop the Additional Property in accordance with the scheme established by the Second Amendment and subject the Additional Property to the jurisdiction of the Association; and

WHEREAS, the Board of Directors of the Association voted to approve the annexation of the Additional Property at a meeting of the Board of Directors duly called for that purpose at which a quorum was present;

NOW, THEREFORE, FDC Properties, Ltd., with the approval of the Board of Directors of the Association, does hereby subject the Additional Property to all of the covenants, conditions and restrictions set forth in the Second Amendment and all amendments thereto. All provisions of the Second Amendment, as amended, shall apply to the Additional Property with the same force and effect as if the Additional Property was originally included in the property subject to the Second Amendment, including the provisions relating to the payment of annual maintenance charges and assessments; provided that, annual maintenance assessments shall not commence on the Additional Property, or portion thereof, until a plat for the Additional Property, or portion thereof, has been recorded in the Official Public Records of Real Property of Harris County, Texas designating separate, residential lots. The Additional Property shall be developed, improved, sold, used and enjoyed in accordance with and subject to the provisions of the Second Amendment, as previously or hereafter amended. All provisions of the Second Amendment, as amended, shall run with the Additional Property and be binding on all parties who may now or hereafter have or claim any right, title or interest in the Additional Property or any part thereof, and on the heirs, executors, administrators, successors, and assigns of such parties, regardless of the source of or the manner in which any such right, title or interest is or may be acquired.

EXECUTED on the date(s) set opposite below, to become effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

**FDC PROPERTIES, LTD.**

A Texas Limited Partnership

By: Frey Development Companies, Inc.  
Its General Partner

Date: 5-22-01

By: William H. Frey  
William H. Frey, President

202 (3)

**MEADOW LAKE HOMEOWNERS ASSOCIATION**

Date: 4-26-01

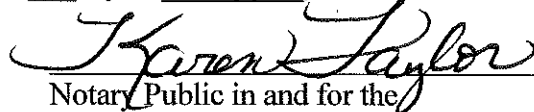
By: Shelia Crianza  
Shelia Crianza, President

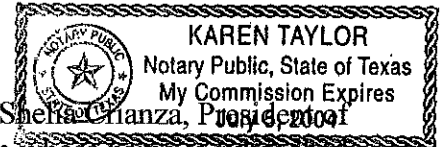
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BEFORE ME, a notary public, on this day personally appeared William H. Frey, President of Frey Development Companies, Inc., General Partner of FDC Properties, Ltd., known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he executed this document for the purposes and in the capacity herein expressed.

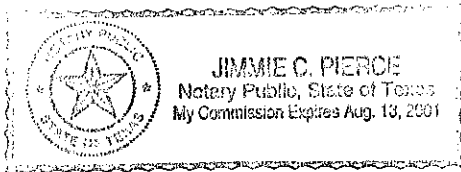
Given under my hand and seal of office this 22<sup>nd</sup> day of MAY, 2001.

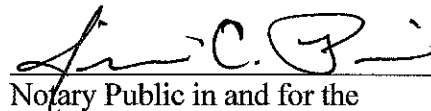
  
Notary Public in and for the  
State of Texas



BEFORE ME, a notary public, on this day personally appeared Sheila Oranza, President Meadow Lake Homeowners Association, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that she executed this document for the purposes and in the capacity herein expressed.

Given under my hand and seal of office this 26 day of April, 2001.



  
Notary Public in and for the  
State of Texas

0986-29-149

APPROVED:

U.S. DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT

BY: Jerry D Keeton

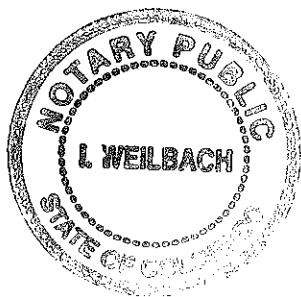
PRINT NAME: JERRY D KEETON

TITLE: CHIEF TECHNICAL SUPPORT BRANCH

BEFORE ME, a notary public, on this day personally appeared JERRY D. KEETON known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he executed this document for the purposes and in the capacity herein expressed.

Given under my hand and seal of office this 29<sup>th</sup> day of JUNE, 2001.

My Commission Expires Sept. 16, 2001



L. Weilbach

Notary Public in and for the  
State of ~~Texas~~

COLORADO

*Bonnie R. Keeton*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

2001 JUL -3 PM 3:02

FILED

541-67-3261

EXHIBIT "A"

STATE OF TEXAS)  
COUNTY OF HARRIS)

FIELD NOTES of a 7.610 acre tract of land situated in the Talcot Patching Survey, Abstract 620, Harris County, Texas, being out of and a part of a 6.00 acre tract of land called Tract 5 conveyed to Speed Holdings, L. L. C. by R. & S. Land Company by deed dated November 9, 1998, and recorded at County Clerk's File No. T 412112 of the Official Public Records of Real Property of Harris County, Texas, and out of and a part of the residue of a 205.0468 acre tract of land conveyed to Meadow Lake Associates, et al, by John Burley Corporation, by deed dated July 22, 1980, and recorded at County Clerk's File No. G 611948 of the Official Public Records of Real Property of Harris County, Texas. This 7.610 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS IN THE SOUTH LINE OF MEADOW LAKE SUBDIVISION, SECTION THREE, RECORDED ON JUNE 27, 1984, AND RECORDED IN COUNTY CLERK'S FILE NO. J 574425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 1/2 inch iron rod, with cap, found the Southeast corner of said 6.00 acres, in the North line of the residue of said 205.0468 acres, and the Southwest corner of a 75 foot wide easement conveyed to Texas Eastern Transmission Corporation by Buck H. Turner, by deed dated October 3, 1983, and recorded at County Clerk's File No. J 185105 of the Official Public Records of Real Property of Harris County, Texas. Said point being the most Northerly Southeast corner and POINT OF BEGINNING of this tract.

THENCE: South 80 deg. 39 min. 35 sec. West with the most Northerly South line of this tract of land, the South line of said 6.00 acres, and the North line of said residue of 205.0468 acres a distance of 25.36 feet to a 1/2 inch iron rod found for an interior corner of this tract of land.

THENCE: South 09 deg. 47 min. 35 sec. East with the most Southerly East line of this tract of land, across said residue of 205.0468 acres, and the West line of a 60 foot wide easement conveyed to County of Harris by John Burley Corporation by deed dated March 17, 1980, and recorded at County Clerk's File No. G 466039 of the Official Public Records of Real Property of Harris County, Texas, a distance of 158.55 feet to a 3/8 inch iron rod found for the Southeast corner of this tract of land, and the Northeast corner of an 8.00 acre tract of land conveyed to Ford Motor Dealership Facilities Company by John Burley Corporation by deed dated March 17, 1980, and recorded at County Clerk's File No. G 466035 of the Official Public Records of Real Property of Harris County, Texas.

THENCE: South 80 deg. 12 min. 06 sec. West with the South line of this tract of land, the South line of said residue of 205.0468 acres, and the North line of said 8.00 acres, a distance of 436.76 feet to a 1/2 inch iron rod found for the Southwest corner of this tract of land, and the Southeast corner of a 1.857 acre tract of land conveyed to John R. Sandhop by W. M. McKnight, et ux, by deed dated April 5, 1988 and recorded at County Clerk's File No. L 617722 of the Official Public Records of Real Property of Harris County, Texas.

2005-20-149

PAGE 2 - 7.610 ACRES

THENCE: North 09 deg. 17 min. 05 sec. West with the West line of this tract of land, the West line of said residue of 205.0468 acres, and the East line of said 1.857 acres a distance of 162.04 feet to a 1/2 inch iron rod found for the most Southerly Northwest corner of this tract of land, the Northwest corner of said residue of 205.0468 acres, the Northeast corner of said 1.857 acres, and in the South line of an 11.658 acre tract of land conveyed to Lake Municipal Utility District by John Burley Corporation by deed dated November 13, 1980, and recorded at County Clerk's File No. G 768493 of the Official Public Records of Real Property of Harris County, Texas.

THENCE: North 80 deg. 39 min. 35 sec. East with the most Southerly North line of this tract of land, the North line of said residue of 205.0468 acres, and the South line of said 11.658 acres a distance of 187.85 feet to a 1/2 inch iron rod, with cap, found for an interior corner of this tract of land, the Southwest corner of said 6.00 acres and the Southeast corner of said 11.658 acres.

THENCE: North 19 deg. 46 min. 02 sec. West with the West line of this tract of land, the West line of said 6.00 acres, and the East line of said 11.658 acres a distance of 781.22 feet to a 1/2 inch iron rod, with cap, found for the Northwest corner of this tract of land, the Northwest corner of said 6.00 acres, and the Southwest corner of a 6.00 acre called Tract 6 and conveyed to Speed Holdings, L. C. by R. & S. Land Company by deed dated November 9, 1998, and recorded at County Clerk's File No. T 412112 of the Official Public Records of Real Property of Harris County, Texas.

THENCE: North 80 deg. 39 min. 35 sec. East with the North line of this tract of land, the North line of said 6.00 acre Tract 5, and the South line of said 6.00 acre Tract 6, a distance of 408.16 feet to a 3/4 inch iron rod found for the Northeast corner of this tract of land, the Northeast corner of said 6.00 acre Tract 5, and the Southeast corner of said 6.00 acre Tract 6, in the West line of said 75 foot wide easement.

THENCE: South 09 deg. 47 min. 35 sec. East with the East line of this tract, the East line of said 6.00 acre Tract 5, and the West line of said 75 foot easement, a distance of 768.34 feet to the PLACE OF BEGINNING and containing within these boundaries 7.610 acres of land.

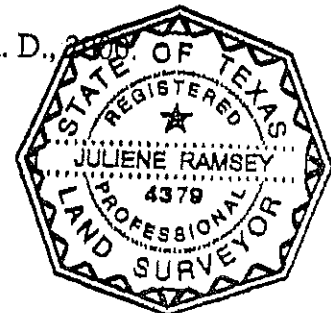
SURVEYED: May 26, 2000

SURVEYOR'S CERTIFICATE

I, Juliene Ramsey, Registered Professional Land Surveyor No. 4379, do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground, under my supervision, on the date shown, and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Baytown, Texas, this the 1<sup>st</sup> day of June, A. D., 2000.

*Juliene Ramsey*  
Registered Professional Land Surveyor No. 4379  
00-1907.fdn



RECORDER'S MEMORANDUM:  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

0000-29-1148

541-67-3264

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW  
THE 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

JUL - 3 2001



*Dorely B. Kaufman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS