

CERTIFICATE OF ANNEXATIONFILM CODE
00005540186THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL BY THESE PRESENTS:

WHEREAS, by instrument titled Supplemental Restrictions, Covenants and Conditions, dated September 6, 1988, recorded in Volume 10773, Page 0050, of the Real Property Records of Travis County, Texas (the "Supplemental Declaration"), Jester Land Management Company, a Texas corporation, subjected certain real property described in said Supplemental Declaration to certain covenants, conditions, and restrictions, as more fully set forth therein; and

WHEREAS, the Supplemental Declaration was modified and amended by instrument entitled Second Supplemental Restrictions, Covenants and Conditions, dated February 12, 1991, recorded in Volume 11374, Page 0504, of the Real Property Records of Travis County, Texas (the "Second Supplemental Declaration"); and

WHEREAS, the Second Supplemental Declaration was modified and amended and corrected by an instrument entitled Correction Second Supplemental Restrictions, Covenants and Conditions (the "Correction Second Supplemental Declaration"), recorded in Volume 11723, Page 1581, of the Real Property Records of Travis County, Texas; and

WHEREAS, the Supplemental Declaration, the Second Supplemental Declaration and the Correction Second Supplemental Declaration are all collectively referred to herein as the "Restrictions";

WHEREAS, by instrument entitled Assignment of Rights as Developer, dated March 3, 1992, recorded in Volume 11723, Page 1610, of the Real Property Records of Travis County, Texas, Jester Land Management Company, as the original Developer and Declarant under the Restrictions, assigned to Texas Commerce Bank-Austin, National Association, all of its rights as Developer under the Restrictions; and

WHEREAS, Jester Limited Partnership has now acquired and is the current owner of the real property described in Exhibit "A" which is attached hereto and made a part hereof for all purposes (the "Property"); and

WHEREAS, the Property is included within the property described in Exhibit "B" of the aforesaid Restrictions and under the terms of the Restrictions, the Developer under the Restrictions has the right to, at its election, annex the Property into the jurisdiction of the Association (as defined in the Restrictions) and make the Property subject to the Restrictions; and

WHEREAS, Texas Commerce Bank-Austin, National Association, and Jester Limited Partnership (hereinafter jointly referred to as "Developer") now desire to annex the Property into the Association and subject the Property to the Restrictions;

NOW, THEREFORE, Developer hereby declares that the Property is hereby annexed into the jurisdiction of the Association and made subject to the Restrictions and shall hereafter be held, sold and conveyed subject to all easements, restrictions, covenants, terms, and conditions, which are set forth in the Restrictions, and any amendments thereto.

**TEXAS COMMERCE BANK-AUSTIN,
NATIONAL ASSOCIATION**

By: Doug Snyder
Name: DOUG SNYDER
Title: VICE PRESIDENT

**JESTER LIMITED PARTNERSHIP, a Texas
limited partnership**

By: **DH INVESTMENT COMPANY,**
a Texas corporation

By: David A. Hill
David A. Hill, President

CONSENT

Guaranty Federal Bank, F.S.B., hereby joins in the execution of this Certificate of Annexation, as the holder of a lien against the Property, for the sole purpose of consenting to allowing the Developer to execute and record this Certificate of Annexation.

GUARANTY FEDERAL BANK, F.S.B.

By: Ken Clark
Name: KEN CLARK
Title: VICE PRESIDENT

JOINDER

B-A Homes, Inc., as the owner of the lots out of the Property which are set forth on Exhibit "B" hereto, hereby joins in the execution of this Certificate of Annexation.

B-A HOMES, INC.

By: 

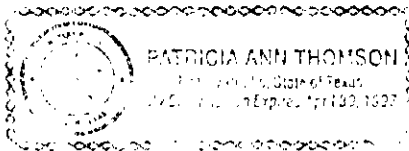
Name: Victor E. Landig

Title: VICE President

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This instrument was acknowledged before me on the 3rd day of February, 1996, by Doug Snyder, Vice President of Texas Commerce Bank-Austin, National Association, a national banking association, on behalf of said banking association.

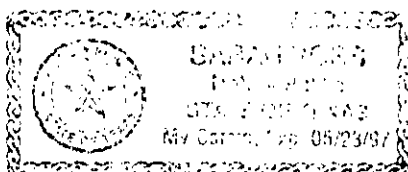


Patricia Ann Thomson
Notary Public, State of Texas

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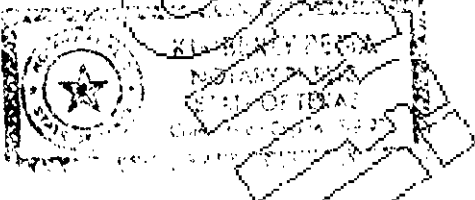
This instrument was acknowledged before me on the 11th day of February, 1996, by David A. Hill, President of DH Investment Company, a Texas corporation, general partner of Jester Limited Partnership, a Texas limited partnership, on behalf of said limited partnership.



Barbara Hill
Notary Public, State of Texas

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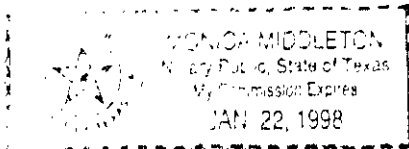
This instrument was acknowledged before me on the 19th day of December, 1996,
by Ken Clark,
of Guaranty Federal Bank, F.S.B., a federal savings bank, on behalf of said savings bank.



[Signature]
Notary Public, State of Texas

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This instrument was acknowledged before me on the 4 day of December, 1996,
by VICTOR E. LANDIS, VICE President
of B-A Homes, Inc., a Texas corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

AFTER RECORDING
RETURN TO:
AUSTIN TITLE COMPANY
4130 SPICEWOOD SPRINGS ROAD
AUSTIN, TEXAS 78759
ATTN: MONICA MIDDLETON

EXHIBIT "A"

Lots 7-12, and Lots 49-65, Block "E", of JESTER POINT 2, SECTION 7, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 94, Pages 318-319 of the Plat Records of Travis County, Texas, SAVE AND EXCEPT from Lot 65, that property which lies within the boundaries of the Right-of-Way Dedication of record in Volume 10902, Page 669, of the Real Property Records of Travis County, Texas; and

Lots 50 and 64, of JESTER POINT 2, SECTION 6-C, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 93, Pages 217-218 of the Plat Records of Travis County, Texas.

EXHIBIT "A" - Page 1 of 1

EXHIBIT "B"

Lots 8-11, and Lots 58 and 59, Block "E", JESTER POINT 2, SECTION 7, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 94, Pages 318-319 of the Plat Records of Travis County, Texas.

FILED

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**DANA L. BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS**

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me, and
was duly RECORDED in the Volume and Page of the
named RECORDS of Travis County, Texas, on

FEB 5 1997



Dana Beauvoir
**COUNTY CLERK
TRAVIS COUNTY, TEXAS**

EXHIBIT "B" - Page 1 of 1

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**REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS**

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