



ANNEXATION
for
**RIVER'S RUN AT THE BRAZOS, SECTION THREE-B
A SUBDIVISION IN FORT BEND COUNTY, TEXAS**

THE STATE OF TEXAS	§	
	§	KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF FORT BEND	§	

WHEREAS, by that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions for River's Run at the Brazos, Section One (1) a Subdivision in Fort Bend County, Texas" dated May 5, 2005 and executed by Ventana Development Reading, Ltd., a Texas limited partnership ("Developer"), which was filed of record in the Official Public Records of Real Property of Fort Bend County, Texas, under County Clerk's File No. 2005099777 (the "Declaration"), Developer did subject all of the property in River's Run at the Brazos, Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under County Clerk's File Number 2005053901 of the Map Records of Fort Bend County, Texas to those certain easements, covenants, restrictions and conditions described in the Declaration;

WHEREAS, Article IX, Section 9.18 of the Declaration entitled "**ANNEXATION**" provides:

SECTION 9.18 **ANNEXATION.** ADDITIONAL RESIDENTIAL
PROPERTY AND COMMON AREA MAY BE ANNEXED TO THE
PROPERTIES OR INCORPORATED INTO THE ASSOCIATION WITH
THE CONSENT OF RIVER'S RUN AT THE BRAZOS OWNERS
ASSOCIATION, INC., BOARD OF DIRECTORS OR BY THE
DEVELOPER WITHOUT APPROVAL BY THE MEMBERSHIP.

WHEREAS, Ventana Development Reading, Ltd., a Texas limited partnership ("Declarant") is the owner of all that certain property known as River's Run at the Brazos, Section Three-B, a subdivision in Fort Bend County according to the map or plat thereof filed of record under County Clerk's File No. 20140097 of the Official Public Records of Fort Bend County, Texas ("River's Run at the Brazos, Section Three-B"); and

WHEREAS, Declarant and Developer both desire River's Run at the Brazos, Section Three-B to be annexed into River's Run at the Brazos Owners Association, Inc. (the "Association") pursuant to the terms of Article IX, Section 9.18 of the Declaration as evidenced by this document.

NOW, THEREFORE, River's Run at the Brazos, Section Three-B is hereby annexed into the jurisdiction of the Association and subjected to all those certain easements, covenants, restrictions and conditions described in the Declaration, and be binding on all subsequent purchasers thereof. For the purposes of this annexation, the "date of substantial completion" shall be the effective date of this annexation. Therefore, all prorated fees and payments shall be calculated based on the effective date of this annexation.

EXECUTED by the respective parties on the dates set forth below to be effective the date this document is filed of record in the Official Public Records of Real Property of Fort Bend County, Texas.

DECLARANT:

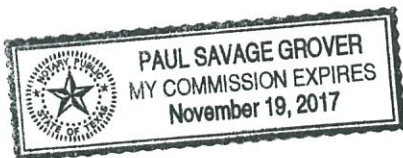
**VENTANA DEVELOPMENT READING, LTD.,
A TEXAS LIMITED PARTNERSHIP**

By: Ventana Reading Road, L.L.C.,
General Partner

By: 
James B. Grover, Jr. Co-Manager

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17 day of July, 2014, by James B. Grover, Jr., Co-Manager of Ventana Reading Road, L.L.C., General Partner, for the consideration and in the capacities stated therein.




Notary Public in and for the State of Texas

APPROVAL OF ANNEXATION OF ADDITIONAL PROPERTY
into
RIVER'S RUN AT THE BRAZOS OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL PERSONS BY THESE PRESENTS:

Ventana Development Reading, Ltd., a Texas limited partnership, joins in the execution of this "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for the annexation of River's Run at the Brazos, Three-B into the jurisdiction of the River's Run at the Brazos Owners Association, Inc., a Texas non-profit corporation.

**VENTANA DEVELOPMENT READING, LTD.,
A TEXAS LIMITED PARTNERSHIP**

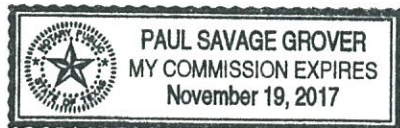
By: Ventana Reading Road, L.L.C.,
General Partner

By: 
James B. Grover, Jr., Co-Manager

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17 day of July, 2014, by James B. Grover, Jr., Co-Manager of Ventana Reading Road, L.L.C., General Partner, for the consideration and in the capacities stated therein.


Notary Public in and for the State of Texas



CONSENT OF LIENHOLDER
to
**ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**
for
**RIVER'S RUN AT THE BRAZOS, SECTION THREE-B
A SUBDIVISION IN FORT BEND COUNTY, TEXAS**

The undersigned, being a lienholder against River's Run at the Brazos, Section Three-B, does hereby consent and agree to the foregoing "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for River's Run at the Brazos, Section Three-B a Subdivision in Fort Bend County, Texas" to which this instrument is attached.

TEXAS CAPITAL BANK

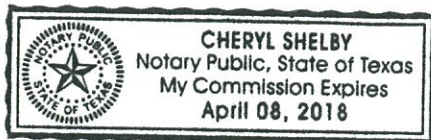
7/17/14
Date

By: [Signature]
Printed Name: Jerry Schillaci
Its: Senior Vice President

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Jerry Schillaci, Sr. Vice President, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 17 day of July, 2014, to certify which witness my hand and official seal.



[Signature]
Notary Public in and for the State of Texas

Return to:
Ventana Development Companies
1600 Highway 6 South, Suite 130
Sugar Land, Texas 77478

RETURNED AT COUNTER TO:

JIM GROVER

1600 HWY 6 SOUTH, STE 130

SUGAR, LAND, TX 77478

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

August 04, 2014 02:01:23 PM

FEE: \$21.00 CDC
ANNEX

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