

G22108

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G221085

ANNEXATION AGREEMENT

AUG-31-79

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137-94-1476

STATE OF TEXAS  
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, by that certain instrument designated as Declaration of Covenants, Conditions and Restrictions, dated January 23, 1978, and recorded in the Office of Harris County Clerk, under File No. P475736, Deed Records of Harris County, Texas, those certain tracts and parcels therein described and referred to as:

All the lots in Kenwick, Section I, Subdivision, Harris County, Texas, according to the Map or Plat thereof recorded in Volume 252, Page 1, in the Map Records of Harris County, Texas:

Lots One (1) through Thirty-Seven (37), inclusive; Block One (1); Lots One (1) through Twenty (20), inclusive; Block Two (2); Lots One (1) through Twenty-Five (25), inclusive; Block Three (3); Lots One (1) through Eleven (11), inclusive; Block Four (4); Lots One (1) through Twenty-Two (22), inclusive; Block Five (5); Lots One (1) through Thirty-One (31), inclusive; Block Six (6); Lots One (1) through Sixty-Nine (69), inclusive; Block Seven (7).

WHEREAS, Eden Corporation, a Texas corporation, is the owner of certain property within the area contiguous to the property described as being encumbered in said Declaration of Covenants, Conditions and Restrictions, said certain property being more particularly described in Exhibit "A" which is attached and made a part hereof;

NOW, THEREFORE, Kenwick Homeowners' Association hereby annexes the above described property to the lots described in the Restrictions, and declares 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 Kenswick, Section III, dated June 20, 1979, and recorded in the Office of Harris County Clerk under File No. G 185506. Deed Records of Harris County, Texas, which Restrictions, of course, will impress and subject the lots within Kenswick, Section III to an annual maintenance charge and assessment on a uniform, per Lot basis, equivalent to the maintenance charge and assessment imposed hereby, and will make such subdivision subject to the jurisdiction of the Association. However, it is understood and agreed that the Association shall (i) enforce the restrictive covenants applicable to Kenswick Section III and (ii) pay for street lights and for maintenance of entrances to Kenswick Section III (both clauses (i) and (ii) aforesaid to be done in the same manner as the Association does for Kenswick, Section I Subdivision). It is hereby understood and agreed that the Association shall treat Kenswick, Section III in a nondiscriminatory fashion, on an equal basis, and in the same manner as Kenswick, Section I.

Dated this 25<sup>th</sup> DAY OF June, 1979.

GENERAL HOMES CONSOLIDATED COMPANIES, INC.  
dba EDEN CORPORATION

By S. H. Payer  
S. H. Payer, Vice President

Attest:

By Mary B. Prevatte  
Mary B. Prevatte  
Assistant Secretary

Kenswick Homeowners' Association

By Kenneth Belanger  
Kenneth Belanger, President

Attest:

By Lauren Rose  
Lauren Rose  
Secretary



CAPITAL NATIONAL BANK

By Gary A. Brown  
Gary A. Brown, Vice President

Attest:

By James E. Smith  
James E. Smith, ASST. VICE PRESIDENT

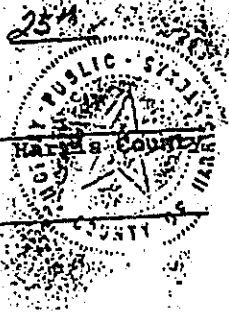
THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Belanger, PRESIDENT of Kenswick Homeowners' Association, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25<sup>th</sup> day of June, 1979.

Christine A. Keller  
Notary Public in and for Harris County

Christine A. Keller  
Type or Print Name



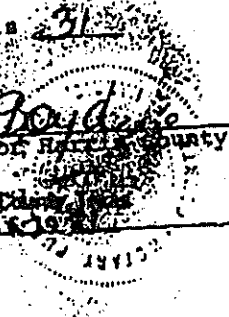
THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Gary A. Brown, VICE PRESIDENT of Capital National Bank, known to me to be the person whose name is subscribed to the foregoing instrument, and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31<sup>st</sup> day of July, 1979.

Sheryle L. Ford  
Notary Public in and for Harris County

Sheryle L. Ford  
Notary Public in and for Harris County, Texas  
My Commission Expires March 5, 1981  
Type or Print Name



THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared S. H. Yager, Vice President of General Homes Consolidated Companies, Inc. dba Eden Corporation, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of June, 1979.

Christine A. Keller  
Notary Public in and for Harris  
County, Texas

Christine A. Keller  
Type or Print Name

EXHIBIT "A"

All lots in Kenswick, Section III, Subdivision, Harris County, Texas, according to the Map or Plat thereof recorded in Volume 289, Page 50, in the Map Records of Harris County, Texas:

- Lots One (1) through Sixteen (16), Block One (1);
- Lots One (1) through Thirty-seven (37), Block Two (2);
- Lots One (1) through Twenty-five (25), Block Three (3);
- Lots One (1) through Eighteen (18), Block Four (4);
- Lots One (1) through Ten (10), Block Five (5);
- Lots One (1) through Fifteen (15), Block Six (6).

CLERK  
HARRIS COUNTY, TEXAS

Return to:  
Egan Corporation  
7111 Harwin, Ste. 200  
Houston, TX 77036

STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in the Public Records on the day and at the hour hereof shown by this and was duly RECORDED, in the Official Public Records of said Property of Harris County, Texas on

AUG 31 1979



*John L. ...*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS