

ANNEXATION AGREEMENT

180-83-0169

H024798

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 November 30, 1978, and recorded in the Office of Harris County Clerk, under File No. F197397, Deed Records of Harris County, Texas, those certain tracts and parcels therein described and referred to as:

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

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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, General Homes Consolidated Companies, Inc., dba Eden Corporation, a Texas corporation, is the owner of a 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, Eden Corporation and the Kenswick Homeowners' Association hereby annexes the above described property into the Kenswick Homeowners' Association, 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 7, dated May 21, 1981, and recorded in the Office of

188-83-0170

Harris County Clerk under File No. H02477 Deed Records of Harris County, Texas, which Restrictions, of course, will impress and subject the lots within Kenswick, Section V to an annual 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 V, and (ii) pay for street lights and for maintenance of entrances to Kenswick, Section V (both clauses (i) and (ii) aforesaid to be done in the same manner as the Association does for Kenswick, Section I, II and III Subdivision). It is hereby understood and agreed that the Association shall treat Kenswick, Section V in a nondiscriminatory fashion, on an equal basis, and in the same manner as Kenswick, Sections I, II and III.

Dated this 22ND day of JUNE, 1981.

GENERAL HOMES CONSOLIDATED COMPANIES, INC., dba EDEN CORPORATION

BY: S. H. Yager
S. H. Yager, Vice President

Attest:
By: Mary B. Prevatte
Mary B. Prevatte
Assistant Secretary

KENSWICK HOMEOWNERS' ASSOCIATION

BY: W. J. Fetter
W. J. Fetter, President

Attest:
By: Nora Arledge
Nora Arledge
Secretary

CAPITAL NATIONAL BANK

BY: Gary A. Brown
Gary A. Brown, Vice President
Gary A. Brown
Vice President

Paul W. Yager
Paul W. Yager
Clerk

188-83-0171

VETERANS ADMINISTRATION

BY: *Amil C. Stafford*
AMIL C. STAFFORD

21

FEDERAL HOUSING ADMINISTRATION

BY: *L. D. Hooper ACV*
L. D. Hooper, ACV

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared SAM 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 21st day of May, 1981.



Linda A. Brung

Notary Public in and for Harris County, Texas

My commission expires: _____
LINDA A. BRUNG

Notary Public in and for the State of Texas
My Commission expires February 14, 1984

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared W. J. FETTER, 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 purpose and consideration therein expressed and in the capacity therein stated.



GIVEN under my hand and seal of office this 2nd day of June, 1981.

Christine A. Keller

Notary Public in and for Harris County, Texas

My commission expires: 4/5/85

STATE OF TEXAS
COUNTY OF HARRIS

188-83-0172

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 acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 8th day of May, 1981.

Geraldine A. Reher
GERALDINE A. REHER
Notary Public in and for the State of Texas
My Commission Expires June 17, 1981

Notary Public in and for
Harris County, Texas

My commission expires: 6/17/81

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared ANITA C. STAFFORD, of the Veterans Administration, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 22ND day of JUNE, 1981.

Notary Public in and for
Harris County, Texas

My commission expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared L.D. Hooper ACU, of the Federal Housing Administration, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 16th day of June, 1981.

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

My commission expires: 6/15/85

EXHIBIT "A"

188-83-0173
All the lots in Kenswick, Section V, Subdivision, Harris County, Texas, according to the map on plat thereof to be recorded in the Map Records of Harris County, Texas:

Lots One (1) through Forty-four (44), Block One (1);
Lots One (1), Block Two (2); Lots One (1) through
Fifty-one (51), Block Three (3); Lots One (1) through
Fifty-eight (58), Block Four (4); Lots One (1)
through Seventy-eight (78), Block Five (5); Lots One
(1) through Forty-eight (48), Block Six (6); Lots One
(1) through Twenty (20), Block Seven (7); Lot One
(1), Block Eight (8); Lots One (1) through Fourteen
(14), Block Nine (9); Lots One (1) through Fifteen
(15), Block Ten (10).

More particularly described as follows:

KENSWICK SECTION 5
68.5389 AC.

68.5389 Acres out of the A. R. Bodman Survey A-139 Harris County, Texas being a part of a 660.525 Acre tract described in deed from I. S. Deutser, et al to 1960, Ltd. and recorded in Vol. 7170 page 506 of the Harris County Deed Records, said 68.5389 Acre tract being described as follows:

Beginning at the N.E. corner of Kenswick, Section Two as shown on plat recorded in Vol. 275 page 135, being the N.W. corner of Kenswick, Section Three as shown on plat recorded in vol. 289 page 50, Harris County Map Records; said point being on the East boundary of Kenswick Drive, 100 ft. in width;

Thence S 89°56'00" W a distance of 1800.04 ft. to an angle point in the North boundary of said Kenswick Section Two;

Thence S 89°53'00" W a distance of 3.00 ft. to the N.E. corner of Lot 16 Block 1 of said Kenswick, Section Two; being the lower S.W. corner of the herein described 68.5389 Acre tract;

Thence N 00°04'55" W a distance of 164.98 ft. to a point;

Thence S 89°55'05" W a distance of 40 ft. to a point;

Thence N 00°04'55" W a distance of 1,265 ft. to a point;

Thence N 89°55'05" E a distance of 40 ft. to a point;

Thence N 00°04'55" W a distance of 165 ft. to a point being the upper N.W. corner of the herein described 68.5389 Ac. tract;

Thence N 89°55'05" E a distance of 65.49 ft. to a point being on the arc of a curve to the left having a radius of 330 ft., and a delta of 3°06'35";

Thence Southerly along said curve a distance of 17.91 ft. to the P.T. of said curve;

Thence S 90°04'55" E a distance of 22.10 ft. to a point;

Thence N 89°55'05" E a distance of 165 ft. to a point;

Thence N 00°04'55" W a distance of 40 ft. to a point;

Thence N 89°55'05" E a distance of 225 ft. to the P.C. of a curve having a radius of 935 ft. and a delta of

Thence along said curve a distance of 359.69 ft. to

188-53-0174

Thence S 59°02'25" E a distance of 434.27 ft. to the P.C. of a curve to the left having a radius of 665 ft. and a delta of 22°17'34.7";

Thence Easterly along said curve a distance of 258.74 ft. to the P.T. of said curve;

Thence N 69°40'00" E a distance of 520 ft. to a point;

Thence S 06°20'00" E a distance of 90 ft. to a point;

Thence N 89°40'00" E a distance of 100 ft. to a point;

Thence S 06°20'00" E a distance of 15 ft. to a point;

Thence N 89°40'00" E a distance of 15 ft. to a point;

Thence S 06°20'00" E a distance of 100 ft. to a point;

Thence S 89°40'00" W a distance of 15 ft. to a point;

Thence S 06°20'00" E a distance of 189.93 ft. to the P.C. of a curve to the right having a radius of 2,050 ft., and a delta of 4°57'24";

Thence Southerly along said curve a distance of 177.35 ft. to a point;

Thence S 42°39'27" E a distance of 13.58 ft. to a point;

Thence N 89°56'00" E a distance of 5.88 ft. to a point;

Thence S 01°37'12" E a distance of 50.02 ft. to a point on the arc of a curve to the left having a radius of 25 ft., and a delta of 83°00'26";

Thence Southwesterly along said curve to the left a distance of 36.22 ft. to the P.R.C. of a curve to the right having a radius of 2,050 ft. and a delta of 5°00'59";

Thence Southerly along said curve a distance of 179.48 ft. to the P.R.C. of a curve to the left having a radius of 25 ft., and a delta of 96°21'01.5";

Thence Southeasterly along said curve a distance of 42.04 ft. to a point;

Thence S 85°35'32" W a distance of 50 ft. to a point on the arc of a curve having a radius of 295 ft., and a delta of 5°33'46.9";

Thence Northwesterly along said curve a distance of 24.76 ft. to a point;

Thence S 55°15'15" W a distance of 14.38 ft. to a point on the arc of a curve to the right having a radius of 2,050 ft., and a delta of 3°30'58";

Thence Southerly along said curve a distance of 125.80 ft. to the P.T. of said curve;

Thence S 17°31'48" W a distance of 0.43 ft. to the P.C. of a curve to the right having a radius of 1,950 ft., and a delta of

Thence Southerly along said curve a distance of 69.21 ft. to the P.T. of said curve to the right having a radius of 25 ft., and a delta of

Thence Southerly along said curve a distance of 41.44 ft. to a point;

Thence S 85°35'32" W a distance of 60 ft. to a point on the arc of a curve to the right having a radius of 530 ft., and a delta of

188-83-0175

Thence Westerly along said curve a distance of 20.52 ft. to a point;

Thence S 59°22'09" W a distance of 14.09 ft. to a point on the arc of a curve to the left having a radius of 1,050 ft., and a delta of 3°47'20";

Thence Southerly along said curve a distance of 128.95 ft. to the S.W. corner of the herein described tract being on the North line of said Kenswick, Section 3 and on the East R.O.W. line of Kenswick Drive, 100 ft. in width;

Thence S 89°56'00" W a distance of 101.25 ft. to the point of beginning and containing 68.5389 acres of land.

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B.J. Inc.

9-21-79

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Revised 11/17/80

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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 herein by me; and was duly RECORDED, in the Official Public Records of Real Property at Harris County, Texas on

JUN 24 1981



Quita Rodriguez
COUNTY CLERK,
HARRIS COUNTY, TEXAS

Return to:

Eden Corporation
7111 Harvin, Suite 200
Houston, Texas 77036
C.K.