

6-15-82-24566319  
WBB/kd

CERTIFICATE OF ANNEXATION

08/09/82 00143644 1566317 1 40.00

FILED

FOR

FORUM PARK III TOWNHOMES

PHASE TWO

(A CONDOMINIUM)

Aug 9 1 56 PM 1982

*Quintin R. Radermacher*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

THE STATE OF TEXAS                   §  
   §   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS                   §

WHEREAS, heretofore, by instrument styled Condominium Declaration for Forum Park III Townhomes (a Condominium) recorded in Volume 116, Page 110 of the Condominium Records of Harris County, Texas, (hereinafter called the "Declaration"), FORUM PARK III JOINT VENTURE, a Texas joint venture, did establish a condominium regime upon a parcel of land, together with all improvements located thereon, containing approximately 3.277 acres and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes; and,

WHEREAS, Article XI of the Declaration contemplated and provided for the future expansion of the condominium regime created thereby by annexing thereto an additional parcel of land containing approximately 2.849 acres of land and being more particularly described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes (hereinafter called the "Annexation Tract"); and,

WHEREAS, FORUM PARK III JOINT VENTURE desires to annex the Annexation Tract described in Exhibit "B" attached hereto in accordance with the provisions of Article XI of the Declaration;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I.

THAT, FORUM PARK III JOINT VENTURE, a Texas joint venture, being the owner of the Annexation Tract described in Exhibit "B" together with all improvements located thereon and being desirous of annexing the Annexation Tract and all improvements

FORUM PARK 3  
TOWNHOMES PHASE  
CERTIFICATE OF A

located thereon and submitting it to the condominium regime established pursuant to the Declaration as provided for under the provisions of Article XI of the Declaration, does hereby establish and declare, in accordance with Article XI of the Declaration, a condominium regime upon the Annexation Tract.

II.

There are 88 Units located on the Annexation Tract, as designated on the plat (the "Plat") attached hereto as Exhibit "C" and incorporated herein by reference for all purposes. The Buildings, Common Elements and Limited Common Elements (as such terms are defined in the Declaration) and the Percentage Interest (as such term is defined in the Declaration) of Units located on the Annexation Tract as well as the amended Percentage Interest of the Units originally described on Exhibit "B" of the Declaration are as shown on Exhibit "C" attached hereto and incorporated herein by reference for all purposes.

III.

Except to the extent of the annexation of the Annexation Tract and except to the extent of the amended Percentage Interest of the Units originally described in the Declaration, the Declaration is hereby affirmed in all respects and the property described in Exhibit "B" attached hereto and the improvements described in Exhibit "C" attached hereto are all made fully subject to the provisions of the Declaration as originally executed and recorded.

EXECUTED this 9th day of August,  
1982.

FORUM PARK III JOINT VENTURE  
a Texas Joint Venture

By: LANDMARK INTERESTS, INC.  
a Texas corporation, a Joint Venturer

By: John P. Coccia  
President

By: BARRON/MCGREGOR, INC., a Texas corporation, a Joint Venturer

By: Edward R. Barron  
Edward R. Barron, President

By: SUGAR BRANCH, LTD., a Texas Limited Partnership, a Joint Venturer

By: SHORT & ASSOCIATES, a Texas General Partnership, its General Partner

By: Clymer D. Wright  
Clymer D. Wright, Partner

By: Herman B. Short  
Herman B. Short, Partner

By: Anthony P. Ambrosino  
Anthony P. Ambrosino, Partner

By: Conrad P. Harness  
Conrad P. Harness, Partner

THE STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

The foregoing instrument was acknowledged before me this 9th day of August, 1982, by John P. Collins, President of LANDMARK INTERESTS, INC., a Texas corporation, Joint Venturer of FORUM PARK, III JOINT VENTURE, a Texas Joint Venture.



Patti Pratt  
NOTARY PUBLIC in and for  
the State of, Texas  
Name: Patti Pratt  
(printed)  
My Commission Expires: 2/29/84

THE STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

The foregoing instrument was acknowledged before me this 9th day of August, 1982, by Edward R. Barron, President of BARRON/MCGREGOR, INC., a Texas corporation, Joint Venturer of FORUM PARK, III JOINT VENTURE, a Texas Joint Venture.



Kathryn Carson  
NOTARY PUBLIC in and for  
the State of, Texas  
Name: Kathryn Carson  
(printed)  
My Commission Expires: July 10, 1985

THE STATE OF TEXAS

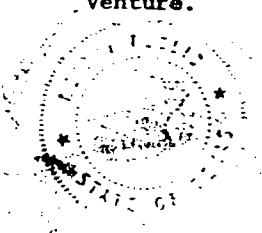
S

COUNTY OF HARRIS

S

S

The foregoing instrument was acknowledged before me this 9th day of August, 1982, by CLYMER L. WRIGHT, Partner of SHORT & ASSOCIATES, a Texas general partnership, general partner of SUGAR BRANCH, LTD., a Texas limited partnership, Joint Venturer of FORUM PARK III JOINT VENTURE, a Texas Joint Venture.

  
Kathryn Dutton  
NOTARY PUBLIC in and for  
the State of, Texas  
Name: Kathryn Dutton  
(printed)  
My Commission Expires: July 10, 1985

THE STATE OF TEXAS

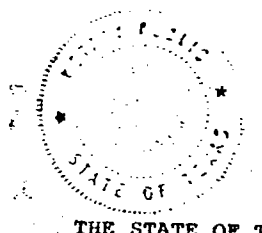
S

COUNTY OF HARRIS

S

S

The foregoing instrument was acknowledged before me this 9th day of August, 1982, by HERMAN B. SHORT, Partner of SHORT & ASSOCIATES, a Texas general partnership, general partner of SUGAR BRANCH, LTD., a Texas limited partnership, Joint Venturer of FORUM PARK III JOINT VENTURE, a Texas Joint Venture.

  
Kathryn Dutton  
NOTARY PUBLIC in and for  
the State of, Texas  
Name: Kathryn Dutton  
(printed)  
My Commission Expires: July 10, 1985

THE STATE OF TEXAS

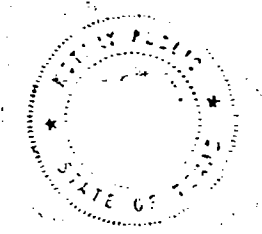
S

COUNTY OF HARRIS

S

S

The foregoing instrument was acknowledged before me this 9th day of August, 1982, by ANTHONY P. AMBROSINO, Partner of SHORT & ASSOCIATES, a Texas general partnership, general partner of SUGAR BRANCH, LTD., a Texas limited partnership, Joint Venturer of FORUM PARK III JOINT VENTURE, a Texas Joint Venture.

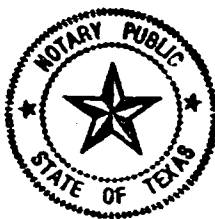
  
Kathryn Dutton  
NOTARY PUBLIC in and for  
the State of, Texas  
Name: Kathryn Dutton  
(printed)  
My Commission Expires: July 10, 1985

THE STATE OF TEXAS

COUNTY OF HARRIS

§  
§  
§

The foregoing instrument was acknowledged before me this 9th day of August, 1982, by CONRAD P. HARNESS, Partner of SEBORT ASSOCIATES, a Texas general partnership, general partner of SUGAR BRANCH, LTD., a Texas limited partnership, Joint Venturer of FORUM PARK III JOINT VENTURE, a Texas Joint Venture.



Juanita Ann Wells  
NOTARY PUBLIC in and for \_\_\_\_\_, Texas

Name: Juanita Ann Wells  
(printed)

My Commission Expires: 6-5-85

FORUM PARK 3  
TOWNHOMES PHASE 2  
CERTIFICATE OF ANN  
A CONDOMINIUM PROJECT

EXHIBIT "A"

All that certain 3.277 acres of land out of FORUM PARK APARTMENTS, SECTION 3 according to the replat thereof filed at Volume 301, Page 12, Harris County Map Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said Forum Park Apartments, Section 3, said point being in the south line of Sugar Branch Drive (60' wide);

THENCE S 01° 49' 59" E - 381.44', along the east line of said Forum Park Apartments, Section 3, to a point for corner;

THENCE S 89° 52' 21" W - 405.84', along the south line of said Forum Park Apartments, Section 3, to a point for corner;

THENCE N 00° 07' 39" W - 280.06' to a point for corner;

THENCE N 88° 10' 01" E - 85.08' to a point for corner;

THENCE N 01° 49' 59" W - 89.42' to a point for corner;

THENCE N 88° 10' 01" E - 312.25', along the south line of said Sugar Branch Drive, to the POINT OF BEGINNING and containing 3.277 acres of land, more or less.

## EXHIBIT "B"

All that certain 2.849 acres of land out of Forum Park Apartments, Section 3 according to the replat thereof filed at Volume 301, Page 12 Harris County Map Records, and being more particularly described by metes and bounds as follows:

Commencing at the northeast corner of said Forum Park Apartments, Section 3, said point being in the south line of Sugar Branch Drive (60' wide); Thence S 88° 10' 01" W - 312.25' along the south line of said Sugar Branch Drive, to the POINT OF BEGINNING of the herein described parcel;

THENCE S 88° 10' 01" W - 397.75', continuing along the south line of said Sugar Branch Drive to a point for corner;

THENCE S 43° 10' 01" W - 14.14', along a 10' cut-back line, to a point for corner;

THENCE S 01° 49' 59" E - 350.00', along the east line of Roark Road (60' wide), to a point for corner;

THENCE N 89° 52' 21" E - 314.48', along the south line of said Forum Park Apartments, Section 3, to a point for corner;

THENCE N 00° 07' 39" W - 280.06', to a point for corner;

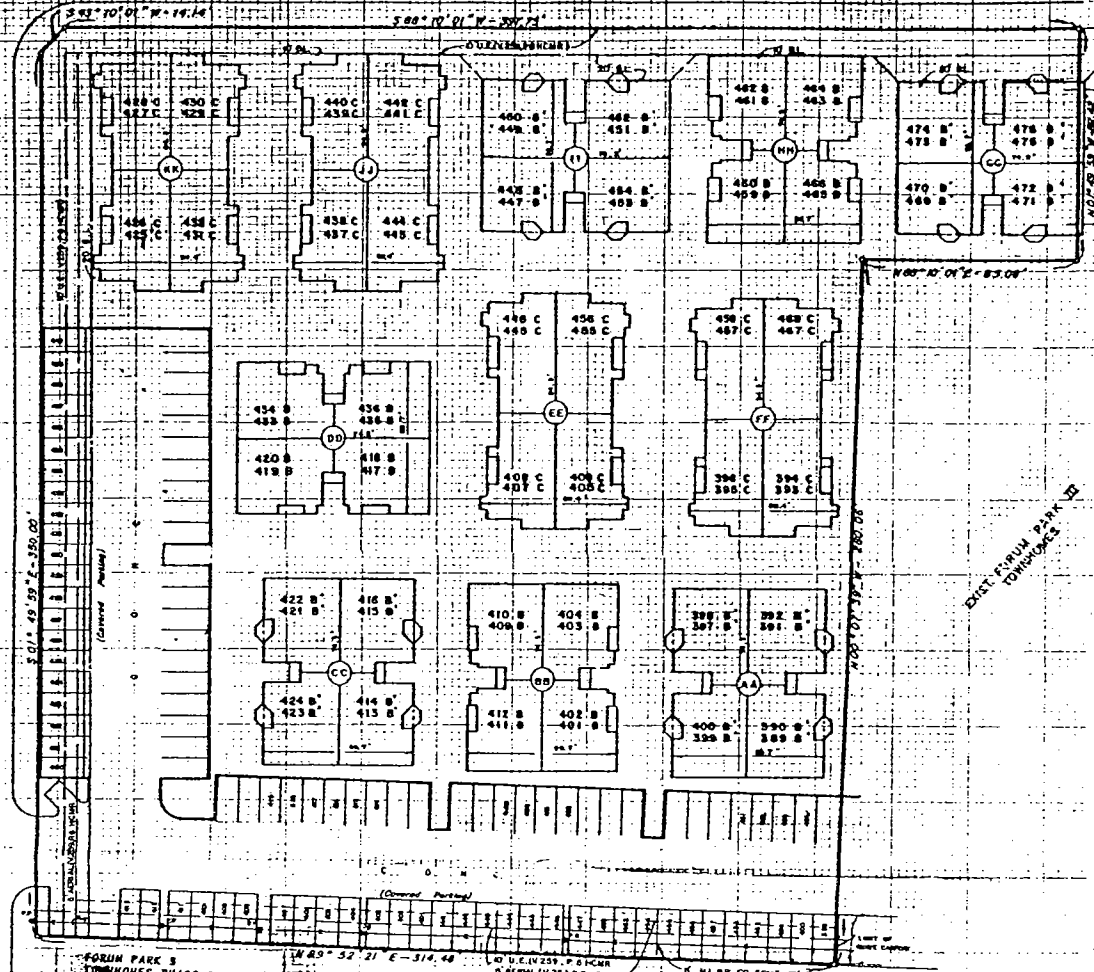
THENCE N 88° 10' 01" E - 85.08', to a point for corner;

THENCE N 01° 49' 59" W - 89.42' to the POINT OF BEGINNING and containing 2.849 acres of land, more or less.

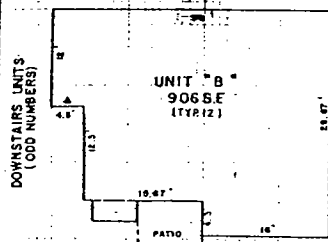
# SUGAR BRANCH DRIVE (60' R/W)

LEGEND: DIMENSIONS ARE PER X SCALE 1/4" = 10' 0"

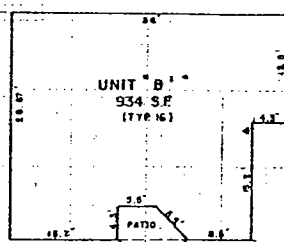
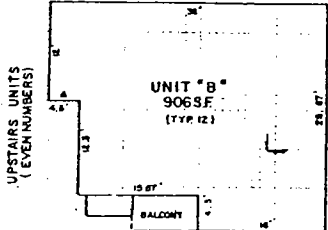
ROARK ROAD (60' R/W)



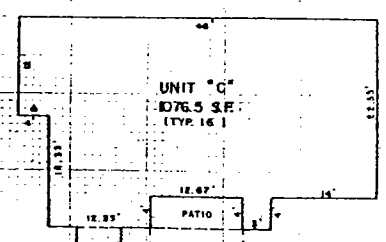
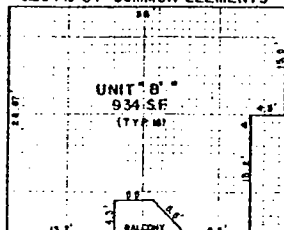
FORUM PARK III  
TOWNHOMES PHASE I  
CERTIFICATE OF ANNEXATION  
& CONDOMINIUM PROJECT  
CONDOMINIUM RECORDS  
HARRIS COUNTY, TEXAS  
VOL. 124 PAGE 51



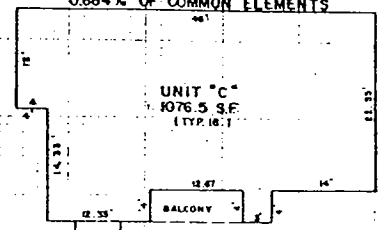
0.576% OF COMMON ELEMENTS



0.594% OF COMMON ELEMENTS



0.684% OF COMMON ELEMENTS



## EXHIBIT "C" FORUM PARK III TOWNHOMES (PHASE TWO)

(2.849 ACRES OUT OF REPLAT OF FORUM PARK APARTMENTS, SECTION THREE)  
(N 301 P 71, H.C.M.R.)



PREJEAN & COMPANY, INC.  
Surveying / Mapping  
6611 Portwood Dr., No. 120  
Houston, Texas 77024  
713 / 649-7474

JOB NO. 14-32-3

SCALE 1" = 30'

NOTE: BEARING SHOWN BASED ON  
RECORD PLAT (N 301, P 71, H.C.M.R.)

### AS-BUILT ELEVATIONS

BLDG.	FINISHED FLOOR(1)	FINISHED CEILING(2)	FINISHED FLOOR(3)	FINISHED CEILING(4)
AA	78.80	84.80	88.28	94.25
BB	78.80	84.80	88.28	94.26
CC	78.80	84.80	88.28	94.26
DD	78.80	84.80	88.28	94.26
EE	78.80	84.80	88.28	94.26
FF	78.80	84.80	88.28	94.26
GG	78.80	84.80	88.28	94.26
HH	78.80	84.80	88.28	94.26
II	78.80	84.80	88.28	94.26
JJ	78.80	84.80	88.28	94.26



## EXHIBIT "C"

## REVISED PERCENTAGE INTERESTS

<u>UNIT NO.</u>	<u>BUILDING</u>	<u>PERCENTAGE INTEREST</u>
313	T	.576
314	T	.576
315	T	.470
316	T	.470
317	T	.470
318	T	.470
319	T	.576
320	T	.576
321	U	.684
322	U	.684
323	U	.684
324	U	.684
325	T	.576
326	T	.576
327	T	.470
328	T	.470
329	T	.470
330	T	.470
331	T	.576
332	T	.576
333	V	.684
334	V	.684
335	V	.684
336	V	.684
337	V	.684
338	V	.684
339	V	.684
340	V	.684
341	W	.576
342	W	.576
343	W	.470
344	W	.470
345	W	.470
346	W	.470
347	W	.470
348	W	.470
349	W	.470
350	W	.470
351	W	.470
352	W	.470
353	W	.470
354	W	.470
355	W	.576
356	W	.576
357	X	.684
358	X	.684
359	X	.684
360	X	.684
361	X	.684
362	X	.684
363	X	.684
364	X	.684
365	Y	.576
366	Y	.576
367	Y	.470

EXHIBIT "C"  
REVISED PERCENTAGE INTERESTS

<u>UNIT NO.</u>	<u>BUILDING</u>	<u>PERCENTAGE INTEREST</u>
368	Y	.470
369	Y	.470
370	Y	.470
371	Y	.576
372	Y	.576
373	Y	.576
374	Y	.576
375	Y	.470
376	Y	.470
377	Y	.470
378	Y	.470
379	Y	.576
380	Y	.576
381	Z	.470
382	Z	.470
383	Z	.576
384	Z	.576
385	Z	.576
386	Z	.576
387	Z	.470
388	Z	.470
483	U	.684
484	U	.684
485	U	.684
486	U	.684