

H001159

JUN-5-81 292590 081 9 LTA 80

5.00

186-93-1200

## ANNEXATION

## NORTHGLEN, SECTION THREE

THE STATE OF TEXAS |

COUNTY OF HARRIS |

KNOW ALL MEN BY THESE PRESENTS

THAT, whereas, by that certain instrument designated as Northglen, Section One RESTRICTIONS, executed by G.R. Jackson, Trustee, of Houston, Texas, with offices in Houston, Harris County, Texas, on November 28, 1977 and recorded in the office of the Harris County Clerk, under Film Code number F648264 in the Official Records of Harris County, Texas, that certain tract and parcel of land containing 116.4955 acres therein described and referred to as Northglen, Section One was encumbered and made subject to those certain easements and restrictions described in said instrument, to which said instrument reference is here made for more particular description and all other pertinent purposes:

WHEREAS, Article VI, Paragraph 7 (annexation) of said restrictions provided as follows, to-wit:

ARTICLE VI, PARAGRAPH 7, ANNEXATION. Northglen Association is a part of a 623 acre tract and the remainder thereof or portions thereof as well as other lands adjacent thereto may hereafter be annexed into the jurisdiction of the Association in the manner hereinafter described. If annexed, the Owners of Lots in each future section of Northglen so annexed as well as all Owners subject to the jurisdiction of the Association shall be entitled to the use and benefit of any and all Common Areas and additional Common Areas as may become subject to the jurisdiction of the Association as a result of such annexation and the facilities thereon, and shall be entitled to the use and benefit of the maintenance fund hereinabove established, provided that each future section of Northglen must be impressed with and subject to an annual maintenance charge and assessment on a uniform, per Lot basis, equivalent to the maintenance charge imposed hereby, and further such sections shall be made by recorded restrictions subject to the jurisdiction of the Association, and such shall have been accepted into such jurisdiction by resolution of the Board of Directors of the Association. Additional land within the area containing 623 acres described in deeds recorded under Clerk's File Numbers F 055608 of the Official Public Records of Real Property of Harris County, Texas, may be annexed by Declaration without the resolution of the board of Directors of said Association as aforesaid and without the consent of the members of said Association within Five (5) years of the date of execution of this instrument by Declarant, provided that the FHA or the VA determine that the annexation is in accord with the federal plan heretofore approved by them. Any adjacent land or any of the said 623 acres after the five (5) year period, may be annexed only by a two-thirds (2/3) vote of approval by both classed of membership.

WHEREAS, AUSTIN-NORTHWEST DEVELOPMENT CO. is the owner of certain property within the 623 acre tract and contiguous to the Northglen Association containing 37.323 acres of land in Harris County, Texas, known as Northglen, Section Three and which is more particularly described as follows:

Lots 1 through 29, inclusive, in Block One; Lots 1 through 23, inclusive, in Block Two; Lots 1 through 42, inclusive, in Block Three; Lots 1 through 34, inclusive, in Block Four; Lots 1 through 55, inclusive in Block Five; Lots 1 through 25 inclusive in Block Six, all in Northglen Section Three, a subdivision of 37.323 acres as recorded in Volume 301, Page 132, of the Map of Records of Harris county, Texas

WHEREAS, detailed plans for the development of Section Three, have been heretofore submitted to and approved by the Federal Housing Administration and the Veterans Administration as required by the foregoing Paragraph 7 of Article VI of the restrictions; and Austin-Northwest Development Co. as owner of Section Three to ANNEX Section Three by such annexation all of the easements, rights, privileges, restrictions and all other applicable terms of the Restrictions.

RETURN TO:

W. H. PORTER

16500 CLAY RD

HOUSTON, TX

77084

186-93-1201

NOW THEREFORE, Austin-Northwest Development Co. hereby ANNEXES Section Three to Northglenn Association; under and pursuant to the provisions of Article VI, Paragraph 7 of the Restrictions, and declares that all of the property comprising Section Three shall be held, sold and conveyed subject to the Restrictions, 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 Section Three, or any part thereof, and shall inure to the benefit of each owner thereof.

WITNESSED this 5th day of June, 1981.

WITNESS:

*Louise Petters*  
Asst. Sec. LOUISE PETERS

BY: *Charles M. Lusk*  
V. P.  
CHARLES M. LUSK

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally came and appeared known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of JUNE, 1981.



*W.H. Porter*  
Notary Public in and for  
Harris County, TEXAS  
W.H. PORTER

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



JUN 5 1981

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

JUN 5 11 22 AM 1981  
COUNTY CLERK  
HARRIS COUNTY, TEXAS