

H786809

036-84-2359

THE STATE OF TEXAS

COUNTY OF HARRIS

01/21/83 00252860 H786809 \$ 19.00

ARTICLES OF ANNEXATION

TO

FONDREN SOUTHWEST TEMPOS

WHEREAS, by that certain instrument designated as "Declaration of Covenants, Conditions and Restrictions", executed by TRENDMAKER HOMES, INC., as Declarant, and recorded under Harris County Clerk's File No. H-623812 (hereinafter referred to as "said Declaration"), that certain tract and parcel of land described in Exhibit "A" attached to said Declaration and known as FONDREN SOUTHWEST TEMPOS, (hereinafter referred to as "Section One"), was encumbered and subjected to those certain easements, covenants, restrictions, conditions and charges described in said Declaration to which said Declaration reference is made for more particular description and all other pertinent purposes; and

WHEREAS, Section 9 (Annexation) of Article XII (General Provisions) of said Declaration provides as follows:

Additional land within the area described in the attached Exhibit "D" may be annexed from time to time by the Declarant without the consent of other Owners within seven (7) years of the date of recording of this instrument.

WHEREAS, TRENDMAKER HOMES, INC. is the owner of certain additional property within the area described in Exhibit "D" attached to said Declaration, which is more particularly described in Exhibit "A" attached hereto, and which is hereinafter referred to as "Section Two".

WHEREAS, TRENDMAKER HOMES, INC., as the owner of said "Section Two", desires to annex said "Section Two" to said "Section One", and to extend and include to said "Section Two", by such annexation all of the easements, covenants and conditions, restrictions, charges and all other applicable provisions of said Declaration.

NOW, THEREFORE, TRENDMAKER HOMES, INC., (hereinafter referred to as "Declarant"), hereby annexes said "Section Two" to said "Section One" under and pursuant to the provisions of Section 9 of Article XII of said Declaration, and declares that all of the property comprising "Section Two" shall be held, sold and conveyed subject to the easements, restrictions, covenants, conditions and charges contained in said Declaration, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property covered thereby. Said property is hereby submitted to the jurisdiction of FONDREN SOUTHWEST

036-84-2360

TEMPOS ASSOCIATION, INC., (hereinafter referred to as "Association") with the same force and effect as if said property was originally included in said Declaration as a part of the original development, and the "Common Area" of said property shall be conveyed to the said Association subject to the rights of the Owners therein prior to the sale of the first Building Plot in the annexed property. The easements, covenants, restrictions, conditions and charges of said Declaration shall be binding upon all parties having or acquiring any right, title or interest in said "Section Two", or any part thereof, and shall inure to the benefit of each owner thereof. Said Declaration is amended to the extent that any specific reference to Exhibits "A", "B", "C" and "E" attached to said Declaration shall also refer to and include Exhibits "A", "B", "C" and "E" attached hereto.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hand and seals this 5th day of JANUARY, A. D., 1983.

ATTEST:

W. H. Squires
Lucille Squires Secretary

TRENDMAKER HOMES, INC.

BY: A. H. Mayer
A. H. Mayer President

THE STATE OF TEXAS ↓

COUNTY OF HARRIS ↓

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared A. H. Mayer, President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TRENDMAKER HOMES, INC., a corporation, and 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 5th day of JANUARY, A. D., ~~1982~~ - 1983.



Jeanette O. King
Notary Public - State of Texas

JEANETTE O. KING
My Commission Expires June 14, 1985

Return To: KENNETH C. SQUIRES
W. H. SQUIRES & SONS, INC.
4209 West Loop West, Suite 100
Houston, Texas 77027

036-84-2361

EXHIBIT "A"

LEGAL DESCRIPTION

FONDREN SOUTHWEST TEMPOS, SECTION THREE

BOUNDARY - PHASE TWO

1.9203 acres of land out of the Demas Elliott Survey, A-1071, Harris County, Texas, being a portion of Fondren Southwest Tempos Apartments, Section Three, a subdivision of record, as recorded in Volume 308, Page 94, Map Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod marking the most northerly northwest corner of said Fondren Tempos Apartments, Section Three; said iron rod further marking the most northerly end of a cut-back corner at the street intersection of the easterly right-of-way line of Bobwhite Drive (60.00 feet wide) and the southerly right-of-way line of Ludington Drive (60.00 feet wide);

THENCE North 87° 15' 14" East, a distance of 316.50 feet along the boundary line of said Fondren Tempos Apartments, Section Three, to the POINT OF BEGINNING;

THENCE continuing along the boundary line of said Fondren Tempos Apartments the following courses:

North 87° 15' 14" East, a distance of 336.87 feet to a found 5/8 inch iron rod for corner;

South 02° 44' 46" East, a distance of 248.00 feet to a point for corner;

THENCE leaving the boundary line of said Fondren Tempos Apartments and along the following courses:

South 87° 15' 14" West, a distance of 294.37 feet to the point of curvature;

Westerly a distance of 43.35 feet along the arc of a curve to the left having a radius of 126.00 feet and through a central angle of 19° 42' 45" to a point for corner;

North 02° 44' 46" West, a distance of 253.38 feet to the POINT OF BEGINNING and containing 1.9203 acres (83,647 square feet) of land.

036-84-2362

EXHIBIT "B"

LEGAL DESCRIPTION

FONDREN SOUTHWEST TEMPOS, SECTION THREE

COMMON AREA - PHASE TWO

1.1097 acres of land out of the Demas Elliott Survey, A-1071, Harris County, Texas, being a portion of Fondren Southwest Tempos Apartments, Section Three, a subdivision of record, as recorded in Volume 308, Page 94, Map Records, Harris County, Texas, and being more particularly described as follows:

Being all that certain 1.9203 acre tract, as described in the preceding legal description, Exhibit "A", attached hereto and made a part hereof; SAVE AND EXCEPT those four (4) non-contiguous blocks described in the succeeding legal description, Exhibit "C", attached hereto and made a part hereof; said four (4) blocks having an aggregate area of 0.8106 acres, leaving a net area of 1.1097 acres of land.

036-84-2363

EXHIBIT "C"

LEGAL DESCRIPTION

FONDREN SOUTHWEST TEMPOS, SECTION THREE

BLOCK 3

Being a portion of Fondren Southwest Tempos Apartments, Section Three, a subdivision of record, as recorded in Volume 308, Page 94, Map Records, Harris County, Texas; and further being out of the Demas Elliott Survey, A-1071, Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod marking the most northerly northwest corner of said Fondren Southwest Tempos Apartments; said rod further marking the most northerly end of a cut back corner at the street intersection of the easterly right-of-way line of Bobwhite Drive (60.00 feet wide) and the southerly right-of-way line of Ludington Drive (60.00 feet wide);

THENCE South 89° 23' 04" East, a distance of 341.09 feet to a set 1/2 inch iron rod for the POINT OF BEGINNING of the herein described tract of land;

THENCE North 87° 15' 14" East, a distance of 133.00 feet to a set 1/2 inch iron rod for corner;

THENCE South 02° 44' 46" East, a distance of 82.50 feet to a set 1/2 inch iron rod for corner;

THENCE South 87° 15' 14" West, a distance of 133.00 feet to a set 1/2 inch iron rod for corner;

THENCE North 02° 44' 46" West, a distance of 82.50 feet to the POINT OF BEGINNING and containing 0.2519 acres of land.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

036-84-2364

EXHIBIT "C"

LEGAL DESCRIPTION

FONDREN SOUTHWEST TEMPOS, SECTION THREE

BLOCK 4

Being a portion of Fondren Southwest Tempos Apartments, Section Three, a subdivision of record, as recorded in Volume 308, Page 94, Map Records, Harris County, Texas; and further being out of the Demas Elliott Survey, A-1071, Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod marking the most northerly northwest corner of said Fondren Southwest Tempos Apartments; said rod further marking the most northerly end of a cut back corner at the street intersection of the easterly right-of-way line of Bobwhite Drive (60.00 feet wide) and the southerly right-of-way line of Ludington Drive (60.00 feet wide);

THENCE South 88° 49' 23" East, a distance of 489.65 feet to a set 1/2 inch iron rod for the POINT OF BEGINNING of the herein described tract of land;

THENCE North 87° 15' 14" East, a distance of 39.00 feet to a set 1/2 inch iron rod for corner;

THENCE North 02° 44' 46" West, a distance of 13.50 feet to a set 1/2 inch iron rod for corner;

THENCE North 87° 15' 14" East, a distance of 55.50 feet to a set 1/2 inch iron rod for corner;

THENCE South 02° 44' 46" East, a distance of 82.50 feet to a set 1/2 inch iron rod for corner;

THENCE South 87° 15' 14" West, a distance of 55.50 feet to a set 1/2 inch iron rod for corner;

THENCE North 02° 44' 46" West, a distance of 13.50 feet to a set 1/2 inch iron rod for corner;

THENCE South 87° 15' 14" West, a distance of 39.00 feet to a set 1/2 inch iron rod for corner;

THENCE North 02° 44' 46" West, a distance of 55.50 feet to the POINT OF BEGINNING and containing 0.1548 acres of land.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

036-84-2365

EXHIBIT "C"

LEGAL DESCRIPTION

FONDREN SOUTHWEST TEMPOS, SECTION THREE

BLOCK 5

Being a portion of Fondren Southwest Tempos Apartments, Section Three, a subdivision of record, as recorded in Volume 308, Page 94, Map Records, Harris County, Texas; and further being out of the Demas Elliott Survey, A-1071, Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod marking the most northerly northwest corner of said Fondren Southwest Tempos Apartments; said rod further marking the most northerly end of a cut back corner at the street intersection of the easterly right-of-way line of Bobwhite Drive (60.00 feet wide) and the southerly right-of-way line of Ludington Drive (60.00 feet wide);

THENCE South 78° 20' 35" East, a distance of 492.48 feet to a set 1/2 inch iron rod for the POINT OF BEGINNING of the herein described tract of land;

THENCE North 87° 15' 14" East, a distance of 106.00 feet to a set 1/2 inch iron rod for corner;

THENCE South 02° 44' 46" East, a distance of 82.50 feet to a set 1/2 inch iron rod for corner;

THENCE South 87° 15' 14" West, a distance of 106.00 feet to a set 1/2 inch iron rod for corner;

THENCE North 02° 44' 46" West, a distance of 82.50 feet to the POINT OF BEGINNING and containing 0.2008 acres of land.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

036-84-2366

EXHIBIT "C"

LEGAL DESCRIPTION

FONDREN SOUTHWEST TEMPOS, SECTION THREE

BLOCK 6

being a portion of Fondren Southwest Tempos Apartments, Section Three, a subdivision of record, as recorded in Volume 308, Page 94, Map Records, Harris County, Texas; and further being out of the Demas Elliott Survey, A-1071, Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod marking the most northerly northwest corner of said Fondren Southwest Tempos Apartments; said rod further marking the most northerly end of a cut back corner at the street intersection of the easterly right-of-way line of Bobwhite Drive (60.00 feet wide) and the southerly right-of-way line of Ludington Drive (60.00 feet wide);

THENCE South $72^{\circ} 57' 33''$ East, a distance of 361.67 feet to a set 1/2 inch iron rod for the POINT OF BEGINNING of the herein described tract of land;

THENCE North $87^{\circ} 15' 14''$ East, a distance of 61.00 feet to a set 1/2 inch iron rod for corner;

THENCE South $02^{\circ} 44' 46''$ East, a distance of 13.50 feet to a set 1/2 inch iron rod for corner;

THENCE North $87^{\circ} 15' 14''$ East, a distance of 39.00 feet to a set 1/2 inch iron rod for corner;

THENCE South $02^{\circ} 44' 46''$ East, a distance of 55.50 feet to a set 1/2 inch iron rod for corner;

THENCE South $87^{\circ} 15' 14''$ West, a distance of 39.00 feet to a set 1/2 inch iron rod for corner;

THENCE South $02^{\circ} 44' 46''$ East, a distance of 13.50 feet to a set 1/2 inch iron rod for corner;

THENCE South $87^{\circ} 15' 14''$ West, a distance of 81.00 feet to a set 1/2 inch iron rod for corner;

THENCE North $02^{\circ} 44' 46''$ West, a distance of 82.50 feet to the POINT OF BEGINNING and containing 0.2031 acres of land.

RECORDER'S MEMORANDUM:

At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

036-84-2367

EXHIBIT "E"

LEGAL DESCRIPTION

FONDREN SOUTHWEST TEMPOS, SECTION THREE:

INGRESS-EGRESS EASEMENTS - PHASE 2

Being all those "Private Streets" and Private Drives," as shown on the plat of Fondren Southwest Tempos Apartments, Section Three, a subdivision of record, as recorded in Volume 308, Page 94, Map Records, Harris County, Texas, contained within the boundaries of the preceding legal description, Exhibit "A", attached hereto and made a part hereof.

FILED
JAN 21 11 30 AM 1983
Ante Rodenauer
COUNTY CLERK
HARRIS COUNTY, TEXAS

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

JAN 21 1983



Ante Rodenauer
COUNTY CLERK,
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.