

CYPRESS OAKS NORTH SECTION 1
A Subdivision of Harris County, Texas
SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS:
ANNEXATION OF 36.286 ACRES
OF RESIDENTIAL ACREAGE - THE FUTURE
CYPRESS OAKS NORTH SECTION 3

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, JNC Development, Inc. ("Declarant/Developer") platted the subdivision known as Cypress Oaks North Section 1 according to the plat thereof recorded in Harris County, Texas, recorded on July 1, 2021 Clerk's File No./File Code No. RP-2021-372332 of the Harris County Map Records (H.C.M.R.) Volume 695, Page 543 (Film Code 695543).

WHEREAS Declarant/Developer filed and executed and that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") for Cypress Oaks North Section 1; File Number RP-2021-437201 filed on August 3, 2021;

WHEREAS pursuant to Article III of the Declaration, the Lots and Common Areas as defined within the Declaration shall be subject to the jurisdiction of the Cypress Oaks North Homeowners Association, Inc.; and

WHEREAS pursuant to Article III Section 3 of the Declaration, additional real property and/or Common Area may be unilaterally annexed by the Declarant/Developer without the consent or approval of Members of the Association, the Board, or any other party, said annexation becoming effective on the date that a Supplemental Declaration is signed and filed in Harris County, Texas real property records; and

WHEREAS, the undersigned JNC Development, Inc. is the sole owner of the land. "A TRACT OR PARCEL CONTAINING 36.286 ACRES OR 1,580,607 SQUARE FEET OF LAND SITUATED IN THE W.B. REEVES SURVEY, ABSTRACT NO. 673, HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 74.474 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO JNC DEVELOPMENT, INC. AS RECORDED UNDER HARRIS COUNTY CLERKS FILE (H.C.C.F.) NO. RP-2018-378508, WITH SAID 36.286 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE

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TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83);" (see Exhibit "A" attached hereto);

WHEREAS, the acreage, as described herein above shall be annexed into the Cypress Oaks North subdivision by act of this Supplemental Declaration, effective as of the date of filing with the Harris County Clerk;

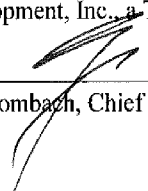
NOW, THEREFORE, pursuant to Article III, Section 3 of the Declaration, Declarant/Developer does hereby declare that,

1. The undeveloped 36.286 acres of the future Cypress Oaks North Section 3, described in Exhibit A attached hereto and made part of this Supplemental Declaration, is hereby annexed into the Declaration and subjected to the jurisdiction of Cypress Oaks North Homeowners Association, Inc., as if it had been originally included, named and described in the Declaration.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands to this Supplemental Declaration the 28 day of FEB., 2022.

Declarant/Developer:

JNC Development, Inc., a Texas Corporation

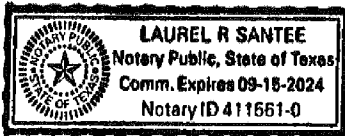


Carlos D. Bombach, Chief Operating Officer

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

BEFORE ME, the undersigned authority, on this day personally appeared Carlos D. Bombach, Chief Operating Officer of JNC Development, Inc., a Texas Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this 28 day of FEB., 2022.





NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires: 9-15-24

LAUREL R. SANTEE

(Printed Name of Notary Public)

RP-2022-111251



WINDROSE
LAND SURVEYING | PLATTING



**DESCRIPTION OF
36.286 ACRES OR 1,580,607 SQ. FT.**

A TRACT OR PARCEL CONTAINING 36.286 ACRES OR 1,580,607 SQUARE FEET OF LAND SITUATED IN THE W. B. REEVES SURVEY, ABSTRACT NO. 673, HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 74.474 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO JNC DEVELOPMENT, INC. AS RECORDED UNDER HARRIS COUNTY CLERKS FILE (H.C.C.F.) NO. RP-2018-378508, WITH SAID 36.286 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8" IRON ROD FOUND MARKING AN INTERIOR CORNER OF A CALLED 856.27 ACRE TRACT OF LAND CONVEYED TO CYPRESS 856, LTD. AS RECORDED UNDER H.C.C.F. NO. RP-2019-424823, FOR THE NORTHEASTERLY CORNER OF SAID 74.474 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 03 MIN. 45 SEC. EAST ALONG A COMMON LINE OF SAID 74.474 ACRE TRACT AND SAID 856.27 ACRE TRACT, A DISTANCE OF 649.51 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 74.474 ACRE TRACT THE FOLLOWING TWENTY-EIGHT (28)

SOUTH 87 DEG. 56 MIN. 15 SEC. WEST, A DISTANCE OF 122.00 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

NORTH 02 DEG. 03 MIN. 45 SEC. WEST, A DISTANCE OF 40.73 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 87 DEG. 56 MIN. 15 SEC. WEST, A DISTANCE OF 50.00 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 02 DEG. 03 MIN. 45 SEC. EAST, A DISTANCE OF 38.00 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 87 DEG. 56 MIN. 15 SEC. WEST, A DISTANCE OF 100.00 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

NORTH 02 DEG. 03 MIN. 45 SEC. WEST, A DISTANCE OF 180.00 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 87 DEG. 56 MIN. 15 SEC. WEST, A DISTANCE OF 100.00 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

NORTH 02 DEG. 03 MIN. 45 SEC. WEST, A DISTANCE OF 6.34 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 87 DEG. 56 MIN. 15 SEC. WEST, A DISTANCE OF 80.44 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79 DEG. 09 MIN. 38 SEC., AN ARC LENGTH OF 34.54 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82 DEG. 23 MIN. 56 SEC. WEST, - 31.86 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;

SOUTH 88 DEG. 01 MIN. 15 SEC. WEST, A DISTANCE OF 64.89 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR A POINT OF CURVATURE;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 24 DEG. 43 MIN. 54 SEC., AN ARC LENGTH OF 10.79 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 75 DEG. 39 MIN. 18 SEC. WEST, - 10.71 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;

SOUTH 63 DEG. 17 MIN. 21 SEC. WEST, A DISTANCE OF 8.87 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

NORTH 26 DEG. 42 MIN. 39 SEC. WEST, A DISTANCE OF 50.00 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

NORTH 63 DEG. 17 MIN. 21 SEC. EAST, A DISTANCE OF 8.87 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR A POINT OF CURVATURE;

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WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 24 DEG. 43 MIN. 54 SEC., AN ARC LENGTH OF 32.37 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 75 DEG. 39 MIN. 18 SEC. EAST, - 32.12 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;

NORTH 88 DEG. 01 MIN. 15 SEC. EAST, A DISTANCE OF 7.21 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

NORTH 16 DEG. 04 MIN. 39 SEC. WEST, A DISTANCE OF 382.47 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,050.00 FEET, A CENTRAL ANGLE OF 05 DEG. 40 MIN. 16 SEC., AN ARC LENGTH OF 301.89 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 65 DEG. 49 MIN. 44 SEC. WEST, - 301.77 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

NORTH 68 DEG. 01 MIN. 20 SEC. WEST, A DISTANCE OF 39.41 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

NORTH 18 DEG. 45 MIN. 10 SEC. WEST, A DISTANCE OF 5.04 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 71 DEG. 14 MIN. 50 SEC. WEST, A DISTANCE OF 100.00 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 18 DEG. 45 MIN. 10 SEC. EAST, A DISTANCE OF 27.00 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 20 DEG. 45 MIN. 42 SEC. WEST, A DISTANCE OF 39.53 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,050.00 FEET, A CENTRAL ANGLE OF 06 DEG. 37 MIN. 06 SEC., AN ARC LENGTH OF 352.30 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 56 DEG. 43 MIN. 35 SEC. WEST, - 352.11 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 36 DEG. 34 MIN. 50 SEC. EAST, A DISTANCE OF 100.00 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR CORNER;

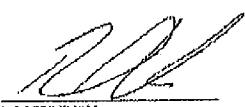
WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 2,950.00 FEET, A CENTRAL ANGLE OF 05 DEG. 16 MIN. 12 SEC., AN ARC LENGTH OF 271.34 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 50 DEG. 46 MIN. 56 SEC. WEST, - 271.24 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;

SOUTH 48 DEG. 08 MIN. 50 SEC. WEST, A DISTANCE OF 1,038.45 FEET TO A CAPPED 5/8 INCH IRON ROD SET ON THE COMMON LINE OF SAID 74.474 ACRE TRACT AND CYPRESS FAIRBANKS ISD WESTGREEN BOULEVARD MULTI SCHOOL USE SITE. MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 653063 OF THE HARRIS COUNTY MAP RECORDS [H.C.M.R.];

THENCE, SOUTH 88 DEG. 01 MIN. 15 SEC. WEST ALONG THE COMMON LINE OF SAID 74.474 ACRE TRACT AND SAID CYPRESS FAIRBANKS ISD WESTGREEN BOULEVARD MULTI SCHOOL USE SITE, A DISTANCE OF 220.74 FEET TO A 5/8 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID 74.474 ACRE TRACT AND A CALLED 232.237 ACRE TRACT OF LAND CONVEYED TO LANDMARK INDUSTRIES AS RECORDED UNDER H.C.C.F. NO. RP-2017-257422 MARKING THE COMMON WESTERLY CORNER OF SAID 74.474 ACRE TRACT AND SAID CYPRESS FAIRBANKS ISD WESTGREEN BOULEVARD MULTI SCHOOL USE SITE, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 03 MIN. 45 SEC. WEST ALONG THE COMMON LINE OF SAID 74.474 ACRE TRACT, SAID 232.237 ACRE TRACT AND A CALLED 375.7 ACRE TRACT OF LAND CONVEYED TO LANDMARK INDUSTRIES HOLDINGS, LTD, AS RECORDED UNDER H.C.C.F. NO. 20150498976, A DISTANCE OF 1,299.14 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON WESTERLY CORNER OF SAID 74.474 ACRE TRACT AND SAID 856.27 ACRE TRACT, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 01 MIN. 15 SEC. EAST ALONG A COMMON LINE OF SAID 74.474 ACRE TRACT AND SAID 856.27 ACRE TRACT, A DISTANCE OF 2,496.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.286 ACRES OR 1,580,607 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 40581, PREPARED BY WINDROSE.


ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FRM REGISTRATION NO. 10108600



08-08-21
DATE:

RP-2022-111251

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Pages 5
03/02/2022 09:21 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE 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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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