



AFTER RECORDING RETURN TO:

**ROBERT D. BURTON
WINSTEAD, PC
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AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM**

**NOTICE OF ADDITION OF LAND TO
VILLAS AT COPPERWOOD**

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS**

Declarant: KB HOME Lone Star Inc., a Texas corporation

Cross Reference to Declaration of Covenants, Conditions and Restrictions for Villas at Copperwood
recorded in Document 20150190967, in the Official Public Records of Harris County, Texas

RP-2016-119433

**NOTICE OF ADDITION OF LAND TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
VILLAS AT COPPERWOOD**

This Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Villas at Copperwood (the "Notice") is made and executed by **KB HOME Lone Star Inc.**, a Texas corporation ("**Declarant**") and is as follows:

1. **Purpose.** This Notice is filed with respect to certain real property located in Harris County, Texas, described on **Exhibit "A"**, attached hereto and incorporated herein by reference (the "**Added Land**"). Declarant is the owner of the Added Land.

2. **Authority.** *Section 11.03* of that certain Declaration of Covenants, Conditions and Restrictions for Villas at Copperwood, recorded in Document 20070271504, Official Public Records of Harris County, Texas (the "**Declaration**"), permits Declarant to annex additional land into the jurisdiction of the Association and to make such additional land subject to the terms and provisions of the Declaration.

3. **Annexation and Addition.** The Added Land is hereby considered Property (as defined in the Declaration) and made subject to the terms and provisions of the Declaration and to the jurisdiction of the Association. The terms, covenants, conditions, restrictions and obligations set forth in the Declaration shall apply to the Added Land.

4. **Notice of Addition of Land.** This Notice of Addition of Land constitutes a notice of addition of land pursuant to *Section 11.03* of the Declaration.

5. **Interpretation.** Any capitalized terms used and not otherwise defined in this Notice shall have the meaning set forth in the Declaration.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 16 day March, of 2016.

DECLARANT:

KB HOME Lone Star Inc.,
a Texas corporation

By: *Mike Shuping*
Printed Name: Mike Shuping
Title: Land Development Manager

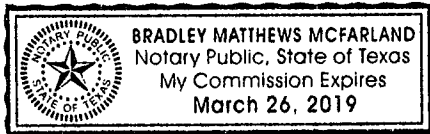
THE STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me this 16 day of March, 2016 by Mike Shuping, Land Development Manager of KB HOME Lone Star Inc., a Texas corporation, on behalf of said corporation.

(SEAL)

Bradley Mathews McFarland
Notary Public Signature



RP-2016-119433

EXHIBIT "A"
ADDED LAND

METES AND BOUNDS DESCRIPTION
FOR

A 14.110 acre (614,624 square feet) tract of land located in the J. Wirt Survey, Abstract 1501, Harris County, Texas, being out of and a portion of the remainder of a called 125.079 acre tract of land conveyed to 122.2803 ACRES JOINT VENTURE and described in a deed recorded in Clerk's File No. J900772 of the Official Public Records of Real Property of Harris County, Texas (HCOPRRP), and being all of a called 1.5464 acre tract of land (Tract 11) conveyed to Richard W. Weekly, Trustee and described in a deed recorded in Clerk's File No. R167043 (HCOPRRP). Said 14.110 acre tract of land being more fully described as follows, all bearings are based on the Texas Coordinate System, South Central Zone (4204), NAD-83 (NA2011), epoch 2010.00.

BEGINNING: At a 5/8-inch iron rod with a cap stamped TERRA SURVEYING found for the northeast corner of Block 1, ALEXAN SOMMERALL APARTMENTS, as shown on the subdivision plat recorded in Film Code 610220 of the Map Records of Harris County, Texas (HCMR), the west right-of-way line of Sommerall Drive, called 60-foot wide as shown on the plat of SOMMERALL DRIVE STD., recorded in Film Code 544118 (HCMR);

THENCE: S 87°55'51" W, departing the west right-of-way line of said Sommerall Drive, along and with the north line of said Block 1, ALEXAN SOMMERALL APARTMENTS, and the south line of said remainder of 125.079 acre tract, a distance of 328.75 feet to a 5/8-inch iron rod with cap stamped TERRA SURVEYING found for the northeast corner of said 1.5464 acre tract (Tract 11);

THENCE: Along and with the south line of said 1.5464 acre tract (Tract 11), and the north line of said Block 1, ALEXAN SOMMERALL APARTMENTS the following bearings and distances:

S 67°52'39" W, a distance of 337.18 feet to a 5/8-inch iron rod with a cap stamped TERRA SURVEYING found for corner,

Southwesterly, along a non-tangent curve to the right, having a radial bearing of N 22°03'18" W, a radius of 500.00 feet, a central angle of 20°02'33", a chord bearing and a distance of S 77°57'58" W, 174.01 feet, an arc length of 174.90 feet to a 5/8-inch iron rod found for corner,

S 87°52'45" W, a distance of 176.73 feet to a 5/8-inch iron rod with a cap stamped TERRA SURVEYING found on the east line of a called 0.47 acre tract of land conveyed to the COUNTY OF HARRIS, and described in a quit-claim deed recorded in Volume 884, pages 5-6 of the Deed Records of Harris County, Texas, being a 10-foot wide drainage right-of-way, the northwest corner of said Block 1, ALEXAN SOMMERALL APARTMENTS, and the southwest corner of said 1.5465 acre tract (Tract 11),

Exhibit "A" - 1

VILLAS AT COPPERWOOD
NOTICE OF ADDITION OF LAND

- THENCE: N 02°04'58" W, departing the north line of said Block 1, ALEXAN SOMMERALL APARTMENTS, the south line of said 1.5464 acre tract (Tract 11), along and with the west line of said 1.5464 acre tract (Tract 11), the east line of said 0.47 acre drainage right-of-way tract, at a distance of 145.83 feet passing the northwest corner of said 1.5464 acre tract (Tract 11), and continuing, now along and with the west line of the remaining portion of said 125.0708 acre tract, in all a distance of 642.22 feet to a 5/8-inch iron rod with a cap stamped TERRA SURVEYING found for corner;
- THENCE: N 87°52'55" E, over and across the remaining portion of said 125.079 acre tract, passing at a distance of 418.47 feet a chiseled "+" found for the southwest corner of Block 1, Unrestricted Reserve "A" of FM 529 SOMMERALL COMMERCIAL Sec 1, as shown on the subdivision plat recorded in Film Code 674909 (HCMR), and continuing along and with the south line of said Block 1, Unrestricted Reserve "A" for a total distance of 702.42 feet to a 5/8-inch iron rod with a cap stamped TERRA SURVEYING found for corner;
- THENCE: N 52°53'52" E, along and with the south line of said Block 1, Unrestricted Reserve "A", a distance of 447.43 feet to a 5/8-inch iron rod with a cap stamped PAPE-DAWSON set on the west right-of-way line of Sommerall Drive (called 60-foot wide) as shown on the plat of SOMMERALL DRIVE-FM529 TO SMITHSTONE, as recorded in Film Code 605215 (HCMR);
- THENCE: Along and with the west right-of-way line of said Sommerall Drive, the east line of the remaining portion of said 125.0709 acre tract the following bearings and distances:
 Southwesterly, along a non-tangent curve to the right, having a radial bearing of S 87°57'09" W, a radius of 1,570.00 feet, a central angle of 10°39'20", a chord bearing and a distance of S 03°16'49" W, 291.56 feet, an arc length of 291.98 feet to a 5/8-inch iron rod with a cap stamped TERRA SURVEYING found for corner,
 S 08°40'26" W, a distance of 105.37 feet to a 5/8-inch iron rod with a cap stamped TERRA SURVEYING found for corner,
- THENCE: Southwesterly, along a non-tangent curve to the left, having a radial bearing of S 81°21'47" E, a radius of 1,630.00 feet, a central angle of 10°43'36", a chord bearing and a distance of S 03°16'25" W, 304.72 feet, an arc length of 305.16 feet to a 5/8-inch iron rod with a cap stamped TERRA SURVEYING found for corner,
- THENCE: S 02°14'55" E, a distance of 56.58 feet to the POINT OF BEGINNING and containing 14.110 acres of land.

Exhibit "A" - 2

VILLAS AT COPPERWOOD
 NOTICE OF ADDITION OF LAND

RP-2016-119433
Pages 6
03/23/2016 11:55 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$32.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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