

ANNEXATION AGREEMENT
AND SUPPLEMENTAL DECLARATION
FOR WEST OAKS VILLAGE, SECTION ONE-A AND SECTION ONE-B

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

THAT, WHEREAS, that certain instrument designated as Declaration of Covenants, Conditions and Restrictions for West Oaks, Section One and Two, dated August 26, 1992, and recorded in Vol. 1075, Page 470-511 in the Official Records of Brazoria County, Texas, and amended in the Amended Declaration dated February 15, 1993, and recorded under File No. 93-005943 in the Official Records of Brazoria County, Texas, restricted those certain tracts and parcels therein described and referred to in the plat recorded in Volume 19, Pages 55 and 56 of the Map Records of Brazoria County, Texas, and

WHEREAS, West Oaks Village, Section One, Ltd., is owner of a certain property within the area contiguous to the property described as being subject to said Declaration of Covenants, Conditions and Restrictions, and which includes all the lots in West Oaks Village, Section One-A and Section One-B, Brazoria County, Texas, according to the Map or Plat thereof, recorded in Volume 19, Page 437 and 438 in the Map Records of Brazoria County, Texas, and any plat hereinafter approved and recorded, and more particularly described in Exhibit A attached hereto and included herein for all purposes, and

WHEREAS, the above cited restrictions in Article III, Section 3(b) of the Amended Declaration give any owner the right to add additional property to the scheme of the Declaration and to subject

it to the jurisdiction of the West Oaks Homeowners' Association upon the approval of the Board of Trustees, in the Board's sole discretion,

NOW, THEREFORE, West Oaks Village, Section One, Ltd., hereby annexes the Property known as West Oaks Village, Section One-A and Section One-B, into the West Oaks Homeowners' Association and declares that all of said Property shall be held, sold, and conveyed subject to the Restrictions and Amendments cited above, 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 the Property and shall inure to the benefit of each owner thereof.

It is expressly understood and agreed that the Restrictions impress and subject the lots within West Oaks Village, Section One-A and Section One-B to an annual maintenance charge and assessment, and will make such lots subject to the jurisdiction of the Association. It is hereby understood and agreed that the Association shall treat West Oaks Village, Section One-A and Section One-B in a nondiscriminatory fashion, on an equal basis, and in the same manner as West Oaks, Sections One and Two.

Dated this 5 day of January, 1996.

WEST OAKS VILLAGE,
SECTION ONE, LTD.

By: R. West Development Co.,
Inc., General Partner

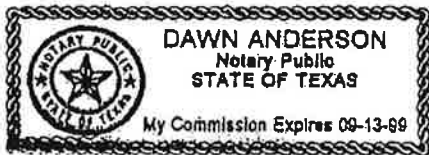
BY: Renee L. West
Renee' L. West

APPROVED:
WEST OAKS HOMEOWNERS' ASSOCIATION
BOARD OF TRUSTEES

Renee L. West
Renee L. West, Pres.
(print name and title)
Ralph Kramer
RALPH KRAMER, VICE PRES.
(print name and title)
Paul Marcellio
Paul Marcellio
(print name and title)

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

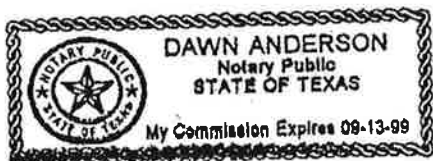
This instrument was acknowledged before me on this the 5 day of January, 1996, by Renee L. West, President of R. West Development Co., Inc., General Partner of West Oaks Village, Section One, Ltd., on behalf of said partnership.



Dawn Anderson
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Dawn Anderson
(Stamp or Print Name of Notary)

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this the 5 day of January, 1996, by Renee L. West of the Board of Trustees of West Oaks Homeowners' Association.

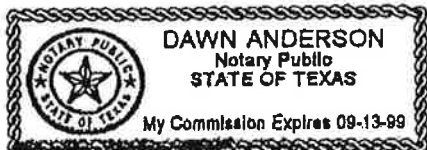


Dawn Anderson
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Dawn Anderson
(Stamp or Print Name of Notary)

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this the 5 day of January, 1996, by Ralph Kramer of the Board of Trustees of West Oaks Homeowners' Association.



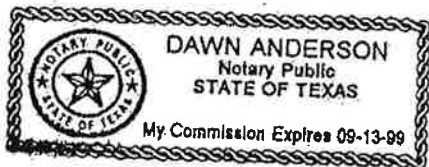
Dawn Anderson
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Dawn Anderson
(Stamp or Print Name of Notary)

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this the 5 day of January, 1996, by Paul Marcaccio of the Board of Trustees of West Oaks Homeowners' Association.



Dawn Anderson
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Dawn Anderson
(Stamp or Print Name of Notary)

Being a tract or parcel of land containing 31,0334 Acres and being part of Section 15 of the H.T. & B.R.R. Co. Survey A-241, Brazoria, County, Texas, and being more particularly describes by metes and bounds as follows:

COMMENCING at the intersection of the centerline of County Road No. 103 (Harkey Road) (based on a 60 foot right-of-way) and the North line of County Road No. 91 (Fite or Nelson Road) (based on a 60 foot right-of-way);

THENCE West, coincident with the North right-of-way line of said County Road No. 91, a distance of 1320.00 feet to the POINT OF BEGINNING and being the Northeast corner of the herein described tract;

THENCE South, along the centerline of a 45-foot drainage ditch a distance of 1650.18 feet to a 1/2" Iron rod set for corner, and being the Southeast corner of the herein described tract;

THENCE West, a distance of 202.50 feet to a 1/2" Iron rod set for corner.

THENCE North, a distance of 10.18 feet to a 1/2" Iron rod set for an interior corner of herein described tract;

THENCE West, a distance of 610.00 feet to a 1/2" Iron rod set for corner, and being the most Southerly Southwest corner of the herein described tract;

THENCE North, a distance of 270.00 feet to a 1/2" Iron rod set for an interior corner of herein described tract;

THENCE West, a distance of 12.50 feet to a 1/2" Iron rod set for corner, and being the most westerly Southwest corner of the herein described tract;

THENCE North, a distance of 1370.00 feet to a 1/2" Iron rod set for corner in the North right-of-way of said County Road No. 91, and being the Northwest Corner of the herein described tract;

THENCE East, coincident with the North right-of-way line of said County Road No. 91, a distance of 825.00 feet to the POINT OF BEGINNING and containing 31.0334 acres of land.

FILED FOR RECORD

96 JAN -8 AM 10:52

Dolly Bailey
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

EXHIBIT "A"

RECORDED
INDEXED
SERIALIZED
FILED

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped herein by me.



Dolly Bailey
County Clerk of Brazoria Co., TX

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING a of land containing 53,8217 acres (2,344,473 sq.ft.), being a tract of land in the East 1/2 of the Northeast 1/4 of Section 15, H.T. & B.R.R. Co. Survey, Abstract No. 241, also being part of that certain 67.88 acre tract of land as recorded in Vol. 1223, Page 730, Brazoria County Deed Records, in Pearland, Brazoria County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING at a 1/2" iron rod in concrete at the intersection of the North right-of-way line of County Road 91 and the West right-of-way line of Harkey Road (County Road 103);

THENCE West, a distance of 850.00' along the North right-of-way line of said County Road 91 to a 5/8" iron rod at the most Southerly Southeast corner of Tract II and the Southwest corner of a 12.12 acre tract of land as recorded in Vol. 1465, Page 941 of the Brazoria County Deed Records, also being the POINT OF BEGINNING;

THENCE West, a distance of 440.00' along the North right-of-way line of said county road 91 to the center line of a 50' wide drainage ditch, passing a 5/8" iron in the high bank of said ditch at 416.42', and the Southwest corner of Tract II;

THENCE North, a distance of 2,212.77' along the center line of said drainage ditch to a point in the North line of a 50' pipeline easement recorded in Vol. 1116, Page 586 of the Brazoria County Deed Records, and the Northwest corner of Tract II;

THENCE East, a distance of 1,290.00' along the North line of said 50' pipeline easement, passing a 5/8" iron rod in the high bank of said drainage ditch at 25.00' to a 5/8" iron rod in the West right-of-way line of said Harkey Road and the Northeast corner of Tract II;

THENCE South, a distance of 1,612.77' along the West right-of-way of said Harkey Road to a 5/8" iron rod for the most Northerly Southeast corner of Tract II and the Northeast corner of said 12.12 acre tract;

THENCE West, a distance of 850.00' to a 5/8" iron rod for corner, also being the Northwest corner of said 12.12 acre tract;

THENCE South, a distance of 600.00' to a 5/8" iron rod in the North right-of-way of County Road 91 and POINT OF BEGINNING of Tract II, containing 53.8217 acres more or less.