

**ANNEXATION AGREEMENT**  
**BARTON CREEK RANCH, SECTION THREE (3)**

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

WHEREAS, by that certain Declaration of Covenants, Conditions and Restrictions (the “Declaration”), filed in the Office of the County Clerk of Montgomery County, Texas, under Clerk’s File No. 2018020366, WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership, imposed certain covenants, conditions and restrictions upon that certain real property, which is described and referred to as BARTON CREEK RANCH, SECTION ONE (1) a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheets 4814-4821 of the Map Records of Montgomery County, Texas; and,

WHEREAS, the Declaration contemplates the addition and annexation of other and further stages or sections of BARTON CREEK RANCH development; and,

WHEREAS, WOODMERE DEVELOPMENT CO., LTD. (herein referred to as “Declarant”), has developed BARTON CREEK RANCH, SECTION THREE (3), according to the map or plat recorded in Cabinet Z, Sheets 6407 - 6411 of the Map Records of Montgomery County, Texas (herein called the “Property”); and,

WHEREAS, Declarant and the BCR COMMUNITYASSOCIATION, INC. (the “Association”), a Texas Non-profit corporation, desire to document the annexation of the Property, which is in accord with the general plan of the BARTON CREEK RANCH development as developed by Declarant, to the jurisdiction of the Association.


NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT:  
WOODMERE DEVELOPMENT CO., LTD. and the Association, each acting herein by and

through their respective duly authorized officers, hereby annex the Property to the jurisdiction of the Association. In this regard, it is further understood and agreed that the Association will (i) enforce the restrictive covenants applicable to the lots to be developed out of the Property; (ii) pay for the maintenance of the lots to be developed out of the Property; and (iii) allow the owners of lots to be developed out of the Property to use all facilities and amenities of the Association in a nondiscriminatory fashion, on an equal basis and in the manner as all other owners of lots within the jurisdiction of the Association.


EXECUTED AND EFFECTIVE this 28<sup>th</sup> day of July, 2020.

DECLARANT: WOODMERE DEVELOPMENT CO., LTD.,  
a Texas limited partnership

By: Woodmere GP, L.L.C.,  
a Texas limited liability company,  
its General Partner

By:   
Name: Richard Rue  
Title: President

ASSOCIATION: BCR COMMUNITY ASSOCIATION, INC.  
a Texas non-profit corporation

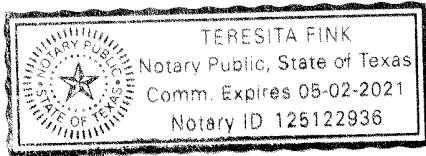
By:   
Name: Anna B. Alford  
Title: President

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Richard Rue, President WOODMERE GP, LLC, General Partner of WOODMERE DEVELOPMENT CO., LTD., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of July, 2020.

[SEAL]



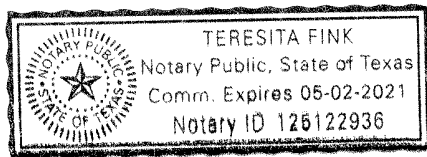
Teresita Fink  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
My Commission Expires:  
5-2-21  
Teresita Fink  
Printed Name of Notary

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Ann Alford, President of BARTON CREEK RANCH COMMUNITY ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of July, 2020.

[SEAL]



Teresita Fink  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
My Commission Expires:  
5-2-21  
Teresita Fink  
Printed Name of Notary

**E-FILED FOR RECORD**  
**08/03/2020 02:15PM**



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**08/03/2020**



County Clerk  
Montgomery County, Texas