

RECORDED BY  
SOUTH LAND TITLE, LLC  
GF # PT 2076820

**ANNEXATION AGREEMENT**  
**BRECKENRIDGE PARK WEST SEC 1**

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

WHEREAS, by that certain Declaration of Covenants, Conditions and Restrictions of Breckenridge Park and Breckenridge Park Partial Replat No. 1 (the "Declaration"), filed in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. 30150008752, 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 a part of BRECKENRIDGE PARK a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 624106 of the Map Records of Harris County, Texas, and BRECKENRIDGE PARK PARTIAL REPLAT NO. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 661104 of the Map Records of Harris County, Texas; and,

WHEREAS, the Declaration contemplates the addition and annexation of other and further stages or sections of BRECKENRIDGE PARK development; and,

WHEREAS, WOODMERE DEVELOPMENT CO., LTD. (herein referred to as "Declarant"), has developed BRECKENRIDGE PARK WEST SEC 1, according to the map or plat recorded in Film Code No. 694574 of the Map Records of Harris County, Texas (the "Property"); and,

WHEREAS, Declarant and BRECKENRIDGE PARK COMMUNITY ASSOCIATION, INC. (the "Association"), a Texas Non-profit corporation, desire to document the annexation of

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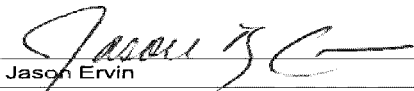
the Property, which is in accord with the general plan of the BRECKENRIDGE PARK development as developed by Declarant, to the jurisdiction of the Association.

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 7th day of June, 2021.

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: Jason Ervin  
Title: CFO

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

By:   
Name: Aaron B. Alford  
Title: Director

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THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Jason Ervin, CFO of 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 7th day of June, 2021.

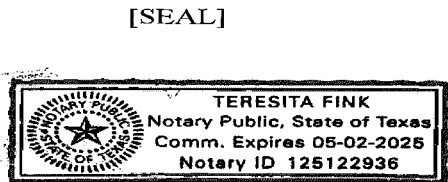


*Teresita Fink*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
My Commission Expires:  
5-2-25  
Teresita Fink  
Printed Name of Notary

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Aaron B. Alford, Director of BRECKENRIDGE PARK 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 7th day of June, 2021.



*Teresita Fink*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
My Commission Expires:  
5-2-25  
Teresita Fink  
Printed Name of Notary

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# Pages 4  
06/09/2021 03:51 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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