

RECORDED BY
SOUTH LAND TITLE, LLC
GF # PT1532423

ANNEXATION AGREEMENT
BRECKENRIDGE PARK PARTIAL REPLAT NO. 2

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. 20150008752, 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 PARTIAL REPLAT NO. 2, according to the map or plat recorded in Film Code No. 679166 of the Map Records of Harris County, Texas (herein 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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from well sites located on tracts other than the Property, or otherwise so long as Grantor avoids physically entering upon the surface, injuring the subjacent support, or interfering with Grantee's use of the Property. The provisions hereof shall be binding upon and inure to the benefit of Grantor and Grantee and their respective legal representatives, successors and assigns.

This Special Warranty Deed is made and accepted subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights-of-way, easements, encumbrances and other matters properly of record in Harris County, Texas affecting the above described property.

TO HAVE AND TO HOLD the Property, exclusive of the oil, gas, and other minerals reserved as set out hereinabove, unto Grantee, its legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property, exclusive of the oil, gas, and other minerals reserved as set out hereinabove, unto the said Grantee, its legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the matters set forth herein.

Grantee's address is: 17171 Park Row Ste 310
Houston, Texas 77084

EXECUTED this 14th day of February, 2017.

GRANTOR:

WOODMERE DEVELOPMENT CO. LTD.,
a Texas limited partnership

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

By: [Signature]
Name: Thomas Ruc
Title: PRESIDENT

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Richard Dug, President of WOODMERE GP, L.L.C., a Texas limited liability company, General Partner of WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership, 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 14th day of February, 2017.

[SEAL]



Teresita Fink
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My Commission Expires:
5-2-17
Teresita Fink
Printed Name of Notary

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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$24.00

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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