

ANNEXATION
of
VALLEY RANCH, 32.568 ACRES
IN MONTGOMERY COUNTY, TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, Sig-Valley Ranch, Ltd., a Texas limited partnership, as Declarant, caused the "Declaration of Covenants, Conditions and Restrictions for Valley Ranch Single Family Residential Areas" (the "Declaration") to be recorded in the Official Public Records of Real Property of Montgomery County, Texas on January 19, 2006 under Clerk's File No. 2006-006119, which instrument imposes various easements, covenants, conditions and restrictions on the following real property:

Valley Ranch, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheets 191 and 192, of the Map Records of Montgomery County, Texas;

Valley Ranch, Section Two (2), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheets 193 and 194, of the Map Records of Montgomery County, Texas; and

Valley Ranch, Section Three (3), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheets 195 and 196, of the Map Records of Montgomery County, Texas;

and

WHEREAS, the Declaration was amended by instrument entitled "Clarification Amendment to the Declaration of Covenants, Conditions and Restrictions for Valley Ranch Single Family Residential Areas" filed in the Official Public Records of Real Property of Montgomery County, Texas on November 19, 2015 under Clerk's File No. 2015113320; and

WHEREAS, Article VIII, Section 1, of the Declaration, entitled "Unilateral Annexation by Declarant", provides, in pertinent part:

SECTION 1. UNILATERAL ANNEXATION BY DECLARANT. The Declarant, as the owner thereof or, if not the owner, with the consent of the owner thereof, shall have the unilateral right, privilege, and option, but not the obligation, at any time and from time to time to annex additional real property within the Valley Ranch project or in the vicinity of such project to the jurisdiction of the Association by filing for record a declaration of annexation instrument or Supplemental Declaration in respect to the property being annexed which subjects the Lots within the annexed property to assessment by the Association on a uniform basis with all other Lots within the Association's jurisdiction. Any such

annexation shall be effective as to the property described therein upon the filing for record of such declaration of annexation or Supplemental Declaration unless otherwise provided herein. ...

and

WHEREAS, Article I, Section 27, of the Declaration defines "Properties" as:

SECTION 27. "Properties" shall mean and refer to: (i) the real property contained within the Initial Subdivisions described in the preamble to this Declaration, and (ii) such other real property as may be brought within the jurisdiction of the Association in accordance with the provisions of Article VIII of this Declaration, if any. (emphasis added)

and

WHEREAS, Article I, Section 13, of the Declaration defines "Declarant" as:

SECTION 13. "Declarant" shall mean and refer to Sig-Valley Ranch, Ltd., a Texas limited partnership ...

and

WHEREAS, Declarant is the owner of all that certain property known as 32.568 acres of land situated in the William Massey Survey, Abstract Number 387, Montgomery County, Texas, as more fully described in Exhibit "A" attached hereto and incorporated herein (hereafter referred to as "Valley Ranch, 32.568 acres"); and

WHEREAS, Declarant desires to annex Valley Ranch, 32.568 acres and subject Valley Ranch, 32.568 acres to the provisions of the Declaration and the jurisdiction of Valley Ranch Homeowners Association, Inc. (the "Association") pursuant to Article VIII, Section 1, of the Declaration.

NOW, THEREFORE, Declarant hereby annexes Valley Ranch, 32.568 acres and subjects Valley Ranch, 32.568 acres to all of the covenants, conditions and restrictions set forth in the Declaration, and the jurisdiction of the Association. Valley Ranch, 32.568 acres will be developed, improved, sold, used and enjoyed in accordance with and subject to the provisions of the Declaration, as previously and as hereafter amended. All provisions of the Declaration will run with the land comprising Valley Ranch and be binding on all parties who may now or hereafter have or claim any right, title or interest in any portion of Valley Ranch, 32.568 acres, and on the heirs, executors, administrators, successors and assigns of such parties, regardless of the source of or the manner in which any such right, title or interest is or may be acquired.

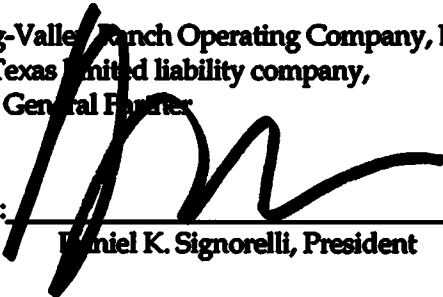
[Signature Page to Follow]

EXECUTED on the date set forth below, to be effective upon recording in the Official Public Records of Real Property of Montgomery County, Texas.

DECLARANT

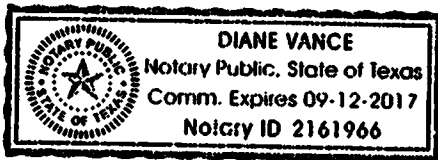
SIG-VALLEY RANCH, LTD.,
a Texas limited partnership

By: Sig-Valley Ranch Operating Company, LLC,
a Texas limited liability company,
Its General Partner

By: 
Daniel K. Signorelli, President

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 10th day of May, 2017, by Daniel K. Signorelli, President of Sig-Valley Ranch Operating Company, LLC, a Texas limited liability company, General Partner of Sig-Valley Ranch, Ltd., a Texas limited partnership, for the purposes and in the capacity stated herein.




Notary Public in and for the State of Texas

CONSENT OF LIENHOLDER
to
ANNEXATION
of
VALLEY RANCH, 32.568 ACRES
IN MONTGOMERY COUNTY, TEXAS

The undersigned, being the holder of a lien on the land comprising Valley Ranch, 32.568 acres, does hereby consent and agree to the foregoing "Annexation of Valley Ranch, 32.568 acres in Montgomery County, Texas" to which this instrument is attached.

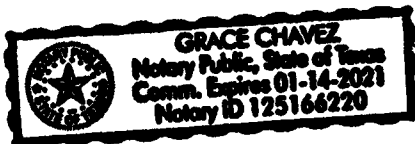
This consent and joinder will not be construed or operate as a release of said mortgage or lien owned and held by the undersigned, or any part thereof, but the undersigned agrees that its said mortgage and lien will hereafter be upon and against the property comprising Valley Ranch, 32.568 acres and all appurtenances thereto, subject to the provisions of the Declaration hereby agreed to.

May 15, 2017
Date

Citizens Bank
By: [Signature] CEO - Woodlands
Printed: MARK A. SOSSAMAN
Its: CEO - Woodlands Banking Center

THE STATE OF TEXAS §
 §
COUNTY OF Montgomery §

BEFORE ME the undersigned notary public, on this 15th day of May, 2017 personally appeared Mark A. Sossaman, CEO Woodlands Banking of Citizens Bank, 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 in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas



DESCRIPTION
VALLEY RANCH

32.568 acres of land situated in the William Massey Survey, Abstract Number 387, Montgomery County, Texas, being a portion of that certain called 383.818 acres of land described in deed and recorded in the Official Public Records of Real Property of Montgomery County, Texas, under County Clerk's File Number 2004-106734, being a portion of that certain called 548.300 acres of land described in deed and recorded in the Official Public Records of Real Property of Montgomery County, Texas, under County Clerk's File Number 2003-157058 and being a portion of that certain called Restricted Reserve "C" of Valley Ranch Sec 4, a subdivision as shown on map or plat recorded under Cabinet Z, Sheet 650-651 of the Map Records of Montgomery County, Texas, said 32.568 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod with cap found in the Northwesterly line said Restricted Reserve "C", for the most Easterly corner of that certain called Lot 7, Block 2 of said Valley Ranch Sec 4;

Thence, along Valley Ranch Sec 4, the following courses and distances:

N 53°09'56" W, a distance of 125.22 feet to a point for corner;

N 36°50'04" E, a distance of 10.91 feet to a point for corner;

N 53°09'56" W, a distance of 182.91 feet to a 3/4 inch iron rod with cap found for the most Northerly corner of that certain called Lot 1, Block 3 of said Valley Ranch Sec 4;

S 39°05'01" W, a distance of 40.99 feet to an angle point;

S 33°33'45" W, a distance of 79.17 feet to an angle point;

S 44°35'21" W, a distance of 53.34 feet to a 3/4 inch iron rod with cap found for an angle point;

S 63°18'52" W, a distance of 51.33 feet to a 3/4 inch iron rod with cap found for an angle point;

S 81°46'27" W, a distance of 51.33 feet to a 3/4 inch iron rod with cap found for an angle point;

N 78°51'18" W, a distance of 56.38 feet to an angle point;

N 70°19'58" W, a distance of 54.95 feet to an angle point;

N 47°24'40" W, a distance of 142.34 feet to an angle point;

N 71°09'41" W, a distance of 101.04 feet to a 3/4 inch iron rod with cap found for an angle point;

N 61°16'48" W, a distance of 64.26 feet to an angle point;

N 56°21'13" W, a distance of 137.12 feet to a 3/4 inch iron rod with cap found for corner;

N 22°09'04" E, a distance of 113.04 feet to an angle point;

N 34°25'20" E, a distance of 56.54 feet to an angle point;

N 42°30'37" E, a distance of 60.00 feet to an angle point;

N 45°42'39" E, a distance of 128.45 feet to an angle point;

N 40°33'07" E, a distance of 111.82 feet to a 3/4 inch iron rod with cap found for the most Easterly corner of that certain called Lot 24, Block 3 of said Valley Ranch Sec 4;

N 47°29'23" W, a distance of 183.35 feet to a 3/4 inch iron rod with cap found for corner;

S 42°30'37" W, a distance of 55.08 feet to a point for corner;

N 47°29'23" W, a distance of 138.12 feet to the most Northerly corner of said Valley Ranch Sec 4, the most Northerly corner of that certain called Lot 24, Block 1 of said Valley Ranch Sec 4, the most Easterly corner of Valley Ranch Section 1 Amending Plat No. 1, a subdivision as shown on map or plat recorded under Cabinet Z, Sheet 317-318 of the Map Records of Montgomery County, Texas and the most Easterly corner of that certain called Lot 21, Block 2 of said Valley Ranch Section 1 Amending Plat No. 1;

Thence, along Valley Ranch Section 1 Amending Plat No. 1, the following courses and distances:

N 36°33'51" W, a distance of 179.27 feet to an angle point;

N 47°02'45" W, a distance of 116.74 feet to an angle point;

N 55°18'40" W, a distance of 79.56 feet to an angle point;

N 48°17'45" W, a distance of 54.54 feet to a point for an angle point;

N 30°55'36" W, a distance of 49.32 feet to the most Northerly corner of that certain called Lot 27, Block 2 of said Valley Ranch Section 1 Amending Plat No. 1;

S 68°32'09" W, a distance of 120.00 feet to a 1/2 inch iron rod found for an angle point;

S 68°13'47" W, a distance of 60.00 feet to a 5/8 inch iron found for an angle point;

S 64°19'18" W, a distance of 124.35 feet to an angle point;

S 86°32'46" W, a distance of 46.72 feet to an angle point;

N 71°13'19" W, a distance of 56.28 feet to an angle point;

N 63°52'06" W, a distance of 116.45 feet to a 5/8 inch iron rod with cap found for the most Northerly corner of that certain called Lot 19, Block 3 of said Valley Ranch Section 1 Amending Plat No. 1;

S 51°01'14" W, a distance of 102.95 feet to an angle point;

S 31°52'27" W, a distance of 67.69 feet to an angle point;

S 32°38'16" W, a distance of 139.69 feet to the most Westerly corner of that certain called Lot 17, Block 3 of said Valley Ranch Section 1 Amending Plat No. 1 and the most Northerly corner of that certain called Lot 2, Block 2 of Valley Ranch Sec 8, a subdivision as shown on map or plat recorded under Cabinet Z, Sheet 2095-2096 of the Map Records of Montgomery County, Texas;

Thence, along Valley Ranch Sec 8, the following courses and distances:

S 42°38'00" W, a distance of 25.13 feet to a 3/4 inch iron rod with cap found for the most Easterly corner of that certain called Lot 1, Block 2 of said Valley Ranch Sec 8;

N 48°26'39" W, a distance of 126.53 feet to a 1/2 inch iron rod found for a point of non-tangent curvature to the left;

In a Northeasterly direction, with said curve to the left, having a central angle of 03°47'54", a radius of 530.00 feet, an arc length of 35.14 feet, a chord bearing of N 39°39'25" E and a chord distance of 35.13 feet to a 3/4 inch iron rod with cap found for corner;

N 52°14'32" W, a distance of 195.03 feet to a 3/4 inch iron rod with cap found for said Valley Ranch Sec 8 and the most Northerly corner of that certain called Lot 12, Block 1 of said Valley Ranch Sec 8;

Thence, N 32°27'51" E, a distance of 64.63 feet to an angle point;

Thence, N 28°44'07" E, a distance of 115.89 feet to an angle point;

Thence, N 33°47'45" E, a distance of 129.95 feet to an angle point;

Thence, N 02°54'46" E, a distance of 188.53 feet to an angle point;

Thence, N 09°16'40" E, a distance of 125.26 feet to an angle point;

Thence, N 30°10'56" E, a distance of 92.51 feet to an angle point;

Thence, N 59°52'59" E, a distance of 36.22 feet to a point for corner;

Thence, S 64°32'22" E, a distance of 99.22 feet to a point of curvature to the left;

Thence, in a Southeasterly direction, with said curve to the left, having a central angle of 14°13'40", a radius of 1,025.17 feet, an arc length of 254.57 feet, a chord bearing of S 71°39'13" E and a chord distance of 253.92 feet to a point of non-tangency;

Thence, S 75°54'27" E, a distance of 211.99 feet to a point of non-tangent curvature to the left;

Thence, in a Southeasterly direction, with said curve to the left, having a central angle of 04°24'35", a radius of 2,690.84 feet, an arc length of 207.10 feet, a chord bearing of S 81°20'15" E and a chord distance of 207.05 feet to a point of non-tangency;

Thence, S 50°23'42" E, a distance of 194.24 feet to an angle point;

Thence, S 43°05'34" E, a distance of 129.35 feet to an angle point;

Thence, S 39°32'51" E, a distance of 364.56 feet to an angle point;

Thence, S 42°49'46" E, a distance of 139.86 feet to an angle point;

Thence, S 48°22'41" E, a distance of 60.30 feet to an angle point;

Thence, S 53°51'39" E, a distance of 139.41 feet to an angle point;

Thence, S 57°16'41" E, a distance of 152.00 feet to a point of curvature to the right;

Thence, in a Southeasterly direction, with said curve to the right, having a central angle of 12°32'21", a radius of 1,665.00 feet, an arc length of 364.38 feet, a chord bearing of S 51°00'32" E and a chord distance of 363.66 feet to a point of tangency;

Thence, S 44°44'22" E, a distance of 221.75 feet to an angle point;

Thence, S 49°05'09" E, a distance of 16.80 feet to a 3/4 inch iron rod with cap set for corner;

Thence, in a Southeasterly direction, with said curve to the left, having a central angle of 15°01'01", a radius of 585.00 feet, an arc length of 153.32 feet, a chord bearing of S 56°35'39" E and a chord distance of 152.89 feet to a 3/4 inch iron rod with cap set for a point of tangency;

Thence, S 64°06'10" E, a distance of 213.79 feet to a 3/4 inch iron rod with cap set for corner;

Thence, S 31°16'32" W, a distance of 112.84 feet to a 3/4 inch iron rod with cap set for corner;

Thence, S 58°43'28" E, a distance of 60.00 feet to a 3/4 inch iron rod with cap set for corner;

Thence, S 31°16'32" W, a distance of 79.20 feet to the most Easterly corner of that certain called Valley Ranch Bend Drive (60 foot right-of-way), as shown on map or plat of Street Dedication of Valley Ranch Bend Drive, Phase II, a subdivision as shown on map or plat recorded under Cabinet Z, Sheet 1073-1075 of the Montgomery County Map Records;

Thence, N 58°43'28" W, along the Northerly end of said Valley Ranch Bend Drive, a distance of 60.00 feet to the most Northerly corner of said Valley Ranch Bend Drive;

Thence, S 31°16'32" W, along the Northwesterly right-of-way line of said Valley Ranch Bend Drive, a distance of 53.26 feet to a 3/4 inch iron rod with cap set for a point of non-tangent curvature to the left;

Thence, in a Northeasterly direction, with said curve to the left, having a central angle of 47°11'19", a radius of 45.00 feet, an arc length of 37.06 feet, a chord bearing of N 07°40'53" E and a chord distance of 36.02 feet to a 3/4 inch iron rod with cap set for corner;

Thence, N 64°06'10" W, a distance of 179.49 feet to a point of curvature to the left;

Thence, in a Northwesterly direction, with said curve to the left, having a central angle of 05°43'23", a radius of 795.00 feet, an arc length of 79.41 feet, a chord bearing of N 61°14'29" W and a chord distance of 79.38 feet to the Northwesterly said Restricted Reserve "C";

Thence, S 43°27'18" W, along the Northwesterly line of said Restricted Reserve "C", a distance of 23.47 feet to an angle point;

Thence, S 44°19'15" W, continuing along the Northwesterly line of said Restricted Reserve "C", a distance of 99.91 feet to an angle point;

Thence, S 36°57'56" W, continuing along the Northwesterly line of said Restricted Reserve "C", a distance of 58.82 feet to the POINT OF BEGINNING and containing 32.568 acres of land.

BEARING ORIENTATION BASED ON TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983 (CENTRAL ZONE NO. 4203), DERIVED FROM CORS SITE ZHU1.

TRACT BEING SHOWN ON MAP (SEE HSC 02521-E-2)

HOVIS SURVEYING COMPANY, INC.

Texas Firm Registration No: 10030400

By:

Date:

Job No:

Dwg No:

File No:

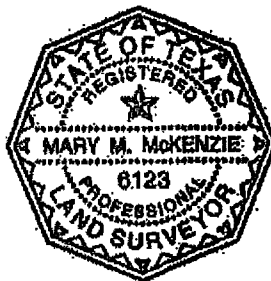
Drawing File: 1407300J.DWG

February 3, 2017

14-073-00

HSC 02521-E-2

114-073.00D



E-FILED FOR RECORD

05/17/2017 09:39AM



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.

05/17/2017



County Clerk
Montgomery County, Texas