

12

RESTATEMENT AND RATIFICATION OF  
ANNEXATION AGREEMENT:  
AND SUPPLEMENTAL DECLARATION  
FOR PINE HOLLOW, SECTIONS 2 AND 3 AND  
PINE HOLLOW ESTATES, SECTION ONE

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS, that:

THAT WHEREAS, an Annexation Agreement and Supplemental Declaration for Pine Hollow, Sections Two and Three and Pine Hollow Estates, Section One was filed on the 4th day of June, 1998, and recorded under Clerk's File No. 98-021879 in the Official Public Records of Brazoria County, and said document was incomplete, this Restatement and Ratification of Annexation Agreement and Supplemental Declaration for Pine Hollow, Sections 2 and 3, and Pine Hollow Estates, Section One is being filed to correct the document by addition of amendments and correction of the signature line and to ratify the previous Annexation Agreement and Supplemental Declaration:

WHEREAS, that certain instrument designated as Declaration of Covenants and Restrictions for Pine Hollow, Sections One A and One B, dated June 21, 1995, and recorded under Clerk's File Number 95-020508 in the Official Records of Brazoria County, Texas, restricted those certain tracts and parcels therein described and referred to in the Pine Hollow Section 1-A plat recorded under Clerk's File Number 95-015707 and in the Pine Hollow Section 1-B plat recorded under Clerk's File Number 95-012888 of the Official Records of Brazoria County, Texas, and

WHEREAS, Pine Hollow Section 1-C was platted and recorded under Clerk's File Number 97-018104 of the Official Records of Brazoria County, and in Vol 19, Pages 727-728, of the Plat Records of Brazoria County, Texas, and was annexed on the 11th day of June, 1997,

RECORDER'S MEMORANDUM:  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS COUNTY OF BRAZORIA  
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office. Given under my hand and seal of the court in my lawful custody and possession. JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY J. Long 11-7-00 DEPUTY



for Pine Hollow, Sections 2 and 3 is to be \$240.00 but the initial maintenance assessment for Pine Hollow Estates, Section One is to be \$350.00, and

WHEREAS, in the above cited restrictions in Article VII, Section 5 (c),(d), and (e), there are specific requirements as to driveways, curbs and sidewalks, and in Pine Hollow Estates, Section One there are to be no sidewalks and curbs, and

WHEREAS, in the above cited restrictions in Article VII, Section 6, there is a minimum square footage requirement for each residence, and in Pine Hollow Estates, Section One the minimum square footage is to be changed to twenty-five hundred (2,500) square feet,

NOW, THEREFORE, Houston Pine Hollow Associates, Ltd., hereby annexes the property known as Pine Hollow, Sections 2 and 3, and Pine Hollow Estates Section One, Ltd., hereby annexes Pine Hollow Estates, Section One into the Pine Hollow Homeowners' Association and declare 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 Pine Hollow, Sections 2 and 3, and Pine Hollow Estates, Section One, 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 Pine Hollow Sections 2 and 3 and Pine Hollow Estates, Section One in a nondiscriminatory fashion, on an equal basis, and in the same manner as Pine Hollow Sections 1-A, 1-B and 1-C.

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STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office. Given under my hand and seal of the court in my lawful custody and possession. JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY



11-7-06

DEPUTY



FURTHER, Article VII, Section 6 is amended as to Pine Hollow Estates, Section One only and will read as follows:

Section 6. Size of Residence. No residential structure erected on any Lot shall have more than two (2) stories. The minimum square footage of any residence in Pine Hollow Estates, Section One will be twenty-five hundred (2,500) square feet.

Nothing herein is intended to alter, modify or amend the Declaration of Covenants, Conditions and Restrictions recorded in the Official Records of Brazoria County under Clerk's File No. 95-020508 except as specifically provided hereinabove.

DATED this 3 day of Aug, 1998.

HOUSTON PINE HOLLOW ASSOCIATES, LTD.

BY: MILLENNIUM DEVELOPMENT CORP.,

~~General Partner~~

BY: [Signature]  
RAYMOND G. TIEDJE, President

PINE HOLLOW ESTATES SECTION ONE, LTD.

BY: R. WEST DEVELOPMENT CO., INC.,  
General Partner

BY: [Signature]  
RENEE' L. WEST, President

Mail Copy to:

2510 Westminister  
Pearland, Texas 77581

STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office. Given under my hand and seal of the court in my lawful custody and possession. JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY [Signature] 11-7-04 DEPUTY

APPROVED:

PINE HOLLOW HOMEOWNERS' ASSOCIATION  
BOARD OF TRUSTEES

*Renee L. West*  
RENEE' L. WEST, Trustee

*W. C. Murdock III*  
CLYDE MURDOCK, Trustee

*M. E. McGuire*  
M. E. MCGUIRE, Trustee

THE STATE OF ~~TEXAS~~ AZ  
COUNTY OF ~~BRAZORIA~~ Maricopa

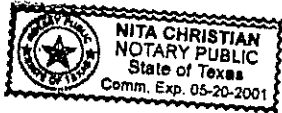
This instrument was acknowledged before me on this 3 day of Aug, 1998, by  
RAYMOND G. TIEDJE, President of Millennium Development Corp., General Partner of  
Houston Pipe Hollow Associates, Ltd., on behalf of said partnership.



*Sandra M. Schwartz*  
NOTARY PUBLIC IN AND FOR THE  
STATE OF ~~TEXAS~~ AZ

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

This instrument was acknowledged before me on this 10<sup>th</sup> day of August, 1998, by  
Renee' L. West, President of R. West Development Co., Inc., General Partner of Pine Hollow  
Estates Section One, Ltd., on behalf of said partnership.



*Nita Christian*  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

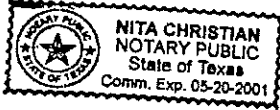
STATE OF TEXAS COUNTY OF BRAZORIA  
I certify that the above and foregoing is a full, true and correct  
photographic copy of the original record on file in my office. Given under my  
hand and seal of the court in my lawful custody and possession. JOYCE HUDMAN,  
BRAZORIA COUNTY CLERK

BY *J. Hudman* 11-7-06 DEPUTY

THE STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on this 10<sup>th</sup> day of August, 1998, by Renee' L. West, as a Trustee on the Board of Trustees for Pine Hollow Homeowners' Association, on behalf or said association.

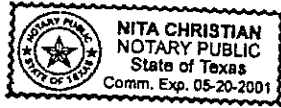


*Nita Christian*  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

THE STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on this 10<sup>th</sup> day of August, 1998, by Clyde Murdock, as a Trustee on the Board of Trustees for Pine Hollow Homeowners' Association, on behalf of said association.



*Nita Christian*  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

THE STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on this 10<sup>th</sup> day of August, 1998, by M. E. McGuire, as a Trustee on the Board of Trustees of Pine Hollow Homeowners' Association, on behalf of said association.



*Nita Christian*  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

RETURN COPY TO:

2510 WESTMINISTER  
PEARLAND, TEXAS 77581

STATE OF TEXAS COUNTY OF BRAZORIA  
I certify that the above and foregoing is a full, true and correct  
photographic copy of the original record on file in my office. Given under my  
hand and seal of the court in my lawful custody and possession. JOYCE HUDMAN,  
BRAZORIA COUNTY CLERK

BY *J. H.* 117-06 DEPUTY

TRACT V  
PROPOSED  
PINE HOLLOW SECTION 2

FIELD NOTE DESCRIPTION OF 51.413 ACRES OF LAND, BEING ALL OF LOTS 27, 44, AND A PORTION OF LOTS 42, 45, 46, 47, AND 48 OUT OF THE GEORGE W. JENKINS SUBDIVISION OF 306.38 ACRES AS RECORDED IN VOLUME 2, PAGE 20 OF THE BRAZORIA COUNTY DEED RECORDS, LOCATED IN THE JAMES T. PERRY AND EMILY AUSTIN LEAGUE, ABSTRACT NO. 111, BRAZORIA COUNTY, TEXAS, SAID 51.413 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 187.084 ACRE TRACT OF LAND CONVEYED TO PINE HOLLOW ASSOCIATES, LTD., BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 95-001759 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 51.413 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pipe found in the Southerly right-of-way line of said F.M. 518 for the Northeast corner of that certain called 2.55318 acre tract recorded in Volume 1302, Page 38 of the B.C.D.R., same being an exterior corner of said called 187.084 acre tract, the common Northerly corner of Lots 27 and 28 of said Geo. W. Jenkins Subd., and the Northerly corner of the herein described tract;

THENCE, S 59°36'42" E, along the said Southerly right-of-way line of F.M. 518, a distance of 371.78 feet to a point for the Easterly corner of the herein described tract, said point falling in the centerline of a 40.00 feet wide dedicated Road right-of-way as recorded in Vol. 2, Pg. 20 of the B.C.D.R., same being the Northwesterly line of a called 68.1273 acre tract conveyed to George A. Bofysil, Trustee by deed recorded in Vol. 1210, Page 433 B.C.D.R., said point also falling within an existing drainage ditch (Mary's Creek Bypass Channel), from said point a found 5/8 inch iron rod bears S 59°36'42" E, 51.88 feet;

THENCE, S 45°10'11" W, along the centerline of said dedicated Road and said drainage ditch, a distance of 3,742.53 feet to a point on the Northeastly line of Lot 37 of West Friendswood subdivision of 1260 acres, as recorded in Book 1, Page 96 of the B.C.D.R. for the South corner of the herein described tract, from said point a found 3/4 inch iron pipe bears S 44°50'44" E, 63.14 feet, said iron pipe being the East corner of said Lot 37;

THENCE, N 44°50'44" W, along the Southwesterly line of Lot 48 of said George W. Jenkins Subdivision of 306.38 acres, same being the Northeastly line of said West Friendswood subdivision, a distance of 355.42 feet to a point for the West corner of the herein described tract;

THENCE, N 27°44'23" E, along a line parallel to and 12.50 feet Southeastly of an existing 8 inch Texas Eastern Transmission Corp. Gas pipeline, said line also being parallel to and 12.50 feet Northwesterly of another existing Texas Eastern Transmission Petroleum pipeline, a distance of 2,160.91 feet to a 5/8 inch iron rod found for corner on the occupied common line between Lot 42 and Lot 43 of said George W. Jenkins Subdivision;

THENCE, S 44°59'51" E, along the common line between said Lot 42 and Lot 43, a distance of 139.85 feet to a 3/4 inch galvanized iron pipe found for the South corner of said Lot 43, the East corner of Lot 42 and an interior corner of the herein described tract;

Page 1 of 2

EXHIBIT "A"

STATE OF TEXAS COUNTY OF BRAZORIA  
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office. Given under my hand and seal of the court in my lawful custody and possession. JOYCE HUDMAN,  
BRAZORIA COUNTY CLERK

BY

*J. Long* 11-7-06

DEPUTY



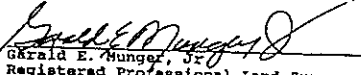
THENCE, N 45°15'45" E, along the common line between Lot 43 and Lot 44, a distance of 502.37 feet to a 3/4 inch galvanized iron pipe found on the Southwesterly line of a called 6.9310 acre tract conveyed to Texas Windmill Apts. by deed recorded in Vol. 92996, Pg. 331 of the B.C.D.R., for the East corner of Lot 43, the North corner of Lot 44 and an exterior corner of the herein described tract;

THENCE, S 44°57'18" E, along the Southwesterly line of said 6.9310 acre tract, same being the Northeasterly line of Lot 44, a distance of 504.14 feet to a 5/8 inch iron rod found at a fence post for the South corner of said 6.9310 acre tract, South corner of Lot 28, the West corner of Lot 27 and an interior corner of the herein described tract;

THENCE, N 45°05'10" E, along the common line between Lots 27 and 28, at 828.81 feet pass a 1/2 inch iron pipe found for the East corner of said 6.9310 acre tract, and the South corner of a called 2.55318 acre tract conveyed to George B. Eng by deed recorded in Vol. 1302, Pg. 38 of the B.C.D.R. and continuing a total distance of 1,082.21 feet to the POINT OF BEGINNING and containing 51.413 acres of land.

CENTURY ENGINEERING, INC.

Dated this 25th day of November, 1997.

  
Gerald E. Munger, Jr.  
Registered Professional Land Surveyor No. 3438

C.E.I. Job No. 93003-07.0  
(QW) SV 93003B.T




Page 2 of 2

STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office. Given under my hand and seal of the court in my lawful custody and possession. JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY

 11-7-06

DEPUTY

TRACT IV  
PROPOSED  
PINE HOLLOW SECTION 3

FIELD NOTE DESCRIPTION OF 45.6928 ACRES (1,990,380 SQ. FT.) OF LAND, BEING ALL OF LOTS 39 AND 40, A PORTION OF LOTS 41, 42, 45, 46, 47, AND 48 OUT OF THE GEORGE W. JENKINS SUBDIVISION OF 306.38 ACRES AS RECORDED IN VOLUME 2, PAGE 20 OF THE BRAZORIA COUNTY DEED RECORDS, LOCATED IN THE JAMES T. PERRY AND EMILY AUSTIN LEAGUE, ABSTRACT NO. 111, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PART OF THAT CERTAIN CALLED 187.084 ACRE TRACT CONVEYED TO HOUSTON PINE HOLLOW ASSOCIATES, LTD., BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 95-001759 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 45.6928 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found in the centerline of a 50-foot wide Texas Eastern Transmission Corp. Easement recorded in Volume 669, Page 464 of the Brazoria County Deed Records, said iron marks the southeasterly corner of Pine Hollow Section 1-C, as recorded in Volume 19, Page 727 & 728 of the Brazoria County Map Records, and the Northerly Northeast corner of the herein described tract;

THENCE, S 44°59'51" E, a distance of 237.31 feet to a 5/8 inch iron rod found for the Easterly corner of the herein described tract;

THENCE, S 27°44'23" W, a distance of 2160.91 feet to a point for corner in the centerline of an existing drainage ditch (Mary's Creek), same being the Southwesterly line of said 187.084 acre tract, said point marks the Southerly corner of the herein described tract;

THENCE, N 44°50'44" W, along the Southwesterly line of said 187.084 acre tract, a distance of 1371.60 feet to a 3/4 inch iron rod found for the Westerly corner of the herein described tract;

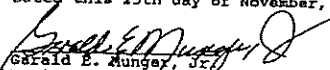
THENCE, N 45°09'50" E, along the Northwesterly line of said Lots 39 and 40, a distance of 947.60 feet to a 5/8 inch iron rod set for an interior corner of the herein described tract, said also marks the East corner of Lot 37 of said Geo. W. Jenkins Subd.;

THENCE, N 44°53'06" W, along the common line between said Lots 36 and 37, a distance of 181.58 feet to a 5/8 inch iron rod set for the Southwesterly corner of said Pine Hollow Section 1-C and the Northwesterly corner of the herein described tract, said point also falling in the centerline of a 50-foot wide easement and right-of-way conveyed to Texas Eastern Transmission Corp., by deed recorded in Volume 669, Page 464 of the Brazoria County Deed Records;

THENCE, N 76°08'45" E, along the centerline of said 50-foot wide easement and right-of-way, same being the Southerly line of said Pine Hollow Section 1-C, a distance of 1299.23 feet to the POINT OF BEGINNING and containing 45.6928 acres (1,990,380 sq. ft.) of land.

CENTURY ENGINEERING, INC.

Dated this 25th day of November, 1997.

  
Gerald E. Minger, Jr.  
Registered professional land Surveyor No. 3438



C.E.I. Job No. 93003-07.0  
(QW) SY 93003L.T

EXHIBIT "B"

STATE OF TEXAS COUNTY OF BRAZORIA  
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office. Given under my hand and seal of the court in my lawful custody and possession. JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY  11-7-06 DEPUTY

PINE HOLLOW ESTATES

Field Note Description

Being a 36.549 acres (1,592,053 square feet) of land located in the W.D.C. Hall League Abstract No 70, Brazoria County, Texas said 36.549 acre tract being the same tracts of land consisting of four tracts being a called 7.891 acre tract as described by Warranty Deed to Easterwood Coeducational Academy, Inc. as recorded in Volume 1750, Page 1, Brazoria County Deed Records, a called 10 acre tract as described by Warranty Deed of Easterwood Coeducational Academy, Inc. as recorded in Volume 1748, Page 707, Brazoria County Deed Records, and a 5.0 acre tract as described by Warranty Deed to Easterwood Coeducational Academy, Inc. as recorded in Volume 85214, Page 103, Brazoria County Deed Records, and called 13.7111 acre tract said 36.549 acres being more particularly described by metes and bounds as follows, (bearing based on the referenced deeds).

BEGINNING at a point in the Southeast right-of-way line of Dixie Farm Road (based on a 80 foot width) and being the Northerly North corner of the said called 7.891 acre tract and being the North corner of the herein described tract;

Thence South 44 deg 37 min 53 sec East, a distance of 1007.08 feet to a point for corner;

Thence North 45 deg 00 min 00 sec East, a distance of 52.87 feet to a point for corner;

Thence South 44 deg 58 min 40 sec East, a distance of 1318.44 feet to a point for corner; said point being the most easterly corner of the herein described tract,

Thence South 45 deg 00 min 00 sec West, a distance of 946.70 feet to a point for corner, said point being the most southerly corner of the herein described tract;

Thence North 44 deg 58 min 40 sec West, a distance of 1318.44 feet to a point for corner,

Thence North 45 deg 00 min 00 sec East, a distance of 469.57 feet to a point for corner;

Thence North 44 deg 32 min 16 sec West, a distance of 616.13 feet to a point for corner;

Thence North 45 deg 00 min 00 sec East, a distance of 212.23 feet to a point for corner;

Thence North 44 deg 49 min 38 sec West, a distance of 391.40 feet to a point for corner; said point being in the Southeast right-of-way line of said Dixie Farm Road and being the Northerly West corner of the herein described tract;

Thence North 45 deg 07 min 16 sec East, along the Southeast right-of-way line of said Dixie Farm Road, a distance of 212.36 feet to the POINT OF BEGINNING and containing 36.549 acres (1,592,053 square feet) of land

FILED FOR RECORD  
98 AUG 13 AM 8:20

Dolly Bailey  
COUNTY CLERK  
BRAZORIA COUNTY TEXAS

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 hereon by me.



Dolly Bailey  
County Clerk of Brazoria Co., TX

EXHIBIT "C"

STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office. Given under my hand and seal of the court in my lawful custody and possession. JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY J. Long 11-7-06 DEPUTY