



**DECLARATION OF ANNEXATION AND JOINDER  
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

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This Declaration of Annexation and Joinder to Declaration of Covenants, Conditions and Restrictions is made to be effective the date set forth below by SR DEVELOPMENT, INC. (Owner).

**RECITALS:**

- A. By Declaration of Covenants, Conditions and Restrictions, and amendments thereto recorded in Document No. 2005059880 and Document No. 2005167619, all of the Official Public Records of Travis County, Texas (jointly the "Original Declaration"), there was imposed certain covenants, restrictions, charges and liens upon certain real property as therein described.
- B. The Declaration provides that Declarant has the right at any time and from time to time to right to amend or modify the Declaration.
- C. Owner desires to modify the Declaration to add, join and annex additional property thereto, to be a part of any bound by the Declarations.

NOW, THEREFORE, Owner hereby declares as follows and undertakes the following amendments regarding the Property:

1. Annexation and Joinder. The 28.58 acres to be known as Stoney Ridge, Phase B, Section Two, and being described on EXHIBIT A attached hereto (the "Additional Property") is hereby annexed to and joined to and under the Declaration as set forth herein. The Additional Property shall be held, transferred, sold, conveyed, used and occupied subject to, and shall inure to all rights and benefits of lots subject to, the terms of the Declaration, as if the Additional Property were made a part of the Declaration from the beginning. All covenants, restrictions, charges, liens, rights, remedies and conditions as set forth in the Declaration shall apply to each subdivided lot in the Additional Property, and each owner thereof who is not the Owner. All voting, notice and other rights and benefits as set forth in the Declaration shall apply to each subdivided lot in the Additional Property, and each owner of any such lot. Each owner of a lot in the Additional Property shall be a member of the Association, with all voting rights and privileges set forth therein.
2. Compliance with Declaration. The annexation herein is intended to comply with the requirements of the Declaration, the Federal Housing Administration (FHA) and the Veterans Administration (VA) for annexation of additional property. This agreement shall be construed for all purposes to the fullest extent necessary in a manner which would comply with each and every one of such requirements. The annexation herein is made in accordance with the general plan of development previously filed with or provided to the FHA and VA.

3. Remainder of Declaration. Except as expressly amended, restated, added and supplemented above, the Declaration shall remain in full force and effect as to the original property and previously annexed property and as to the Additional Property, all on equal terms.

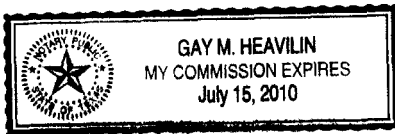
Executed effective the 26<sup>th</sup> day of July, 2006.

**SR DEVELOPMENT, INC.**

BY: [Signature]  
NAME: William G. Gurasich  
TITLE: President

STATE OF TEXAS       :  
                                  :  
COUNTY OF TRAVIS   :

This instrument was acknowledged before me on this 26<sup>th</sup> day of July, 2006, by William G. Gurasich, President of **SR DEVELOPMENT, INC.**, a Texas corporation, on behalf of said corporation.



[Signature]  
Notary Public, State of Texas

**AFTER RECORDING,  
RETURN TO:**

Independence Title Company  
8834 Capital of Texas Highway, Suite 100  
Austin, TX 78759

**28.58 Acres**  
**Legal Description**  
**Stoney Ridge, Phase B, Section Two**

**FN No. 05-0080**  
**October 5, 2005**  
**D&A Job No. 535-001**

DESCRIPTION OF A 28.58 ACRE TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NUMBER 1, ABSTRACT NO. 61, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CALLED 63.97 ACRES IN A DEED TO S. R. DEVELOPMENT, INC., OF RECORD IN DOCUMENT NUMBER 200406868 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), SAID 28.58 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod with "Doucet & Assoc." plastic cap set on the west right-of-way line of Ross Road (variable width right-of-way), for the southeast corner of the said 63.97 acre tract, being the northeast corner of a called 100.794 acre tract described as Tract 1 to M. C. Joint Venture of record in Volume 11921, Page 585 of the Real Property Records of Travis County, Texas, being the southeast corner hereof;

**THENCE**, with the south line of the said 63.97 acre tract, being the north line of the said 100.794 acre tract, N83°52'29"W, a distance of 639.48 to a ½" iron rod with "Doucet & Assoc." plastic cap set in the southeast corner of the east line Stoney Ridge, Phase B, Section One, a subdivision of record in Document Number 200500089, O.P.R.T.C.T., for the southwest corner hereof;

**THENCE**, with east line of the said Stoney Ridge, Phase B, Section One, the following three (3) courses and distances;

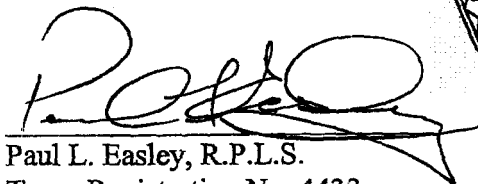
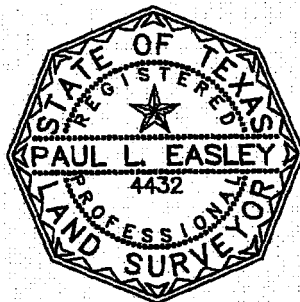
1. N06°33'45"E, a distance of 448.67 to a ½" iron rod with "Doucet & Assoc." plastic cap set for the beginning of a non-tangent curve to the right,
2. 203.28 feet along said curve to the right, having a radius of 955.00 feet, a delta angle of 12°11'44", and a chord which bears N23°05'38"E, a distance of 202.89 feet to a ½" iron rod with "Doucet & Assoc." plastic cap set, and
3. N29°11'30"E, a distance of 404.47 to a ½" iron rod with "Doucet & Assoc." plastic cap set for the east corner of the said Stoney Ridge, Phase B, Section One, being an interior ell-corner hereof;

**THENCE**, with the north line of the said Stoney Ridge, Phase B, Section One, N60°49'09"W, a distance of 80.00 feet to a PK Nail found in the top of a 6-inch fencepost for the south corner of Lot 2 of Arthur Peterson Subdivision, of record in Book 79, Page 270 of the Plat Records of Travis County, Texas, being an angle point hereof;

**THENCE**, leaving the north line of the said Stoney Ridge, Phase B, Section One, with the southeast line of the said Lot 2, N29°11'30"E, a distance of 661.50 feet to a 3/8-inch iron rod in concrete found for the northeast corner of the said Lot 2, being in the south right-of-way line the said Ross Road, for the northwest corner hereof;

**THENCE**, with the south right-of-way line of the said Ross Road the following three (3) courses and distances:

1. S60°13'55"E, a distance of 783.82 feet to a 1/2" iron rod with "Doucet & Assoc." plastic cap set for the beginning of a curve to the right, and
2. 126.10 feet along said curve to the left, having a radius of 80.78 feet, a delta angle of 89°26'22", and a chord which bears S15°30'29"E, a distance of 113.68 feet to a 1/2" iron rod with "Doucet & Assoc." plastic cap set in the west right-of-way line of Ross Road (50 feet wide right-of-way), being in the east line of the said 63.97 acre tract;
3. S29°14'35"W, a distance of 1342.58 feet to the **POINT OF BEGINNING** containing 25.58 acres of land, more or less.

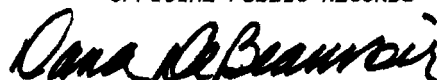


Paul L. Easley, R.P.L.S.  
Texas Registration No. 4432  
Doucet & Associates Inc.,  
7401 B Hwy. 71 West  
Suite 160  
Austin, Texas 78735

10/06/05  
Date

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



2006 Jul 31 04:29 PM 2006146069

GUERREROR \$28.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

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