



10

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

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 or supplements thereto, as recorded in Document No. 2005059880, 2005167619, and 2006146069, all of the Real Property/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 property described on EXHIBIT A attached hereto (the "Additional Property") is hereby annexed to and joined to and under the Declaration as set forth herein, SAVE AND EXCEPT that portion of said property described in EXHIBIT A-1 ("Excepted Property"), which portion shall not be subject to above described Declaration of Covenants, Conditions and Restrictions. 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 18th day of June, 2007.

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 18th day of June, 2007, 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
9442 Capital of TX Hwy., Bldg. 2, Ste. 100
Austin, TX 78759

EXHIBIT A
ADDITIONAL PROPERTY

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.

EXHIBIT A

STONE RIDGE PHASE C
28.21 ACRES

DESCRIPTION OF A 28.21 ACRE TRACT OF LAND OUT OF THE THOMAS B. WESTBROOK SURVEY NO. 5, ABSTRACT 797, AND BEING A PORTION OF A TRACT OF LAND CALLED TO CONTAIN 279.24 ACRES, DESCRIBED AS TRACT II, IN A DEED TO M. C. JOINT VENTURE OF RECORD IN DOCUMENT NO. 93042773, FILM CODE 00004957699, VOLUME 11921, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 28.21 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set for the southwest corner of the herein described tract, same being a point in the westerly line of said M.C. Joint Venture Tract II, same also being a point in the northerly line of a 100 foot wide electric easement to L.C.R.A. of record in Volume 649, Page 593 in the Real Property Records of Travis County, Texas, same also being a point in the easterly right-of-way line of Old Ross Road;

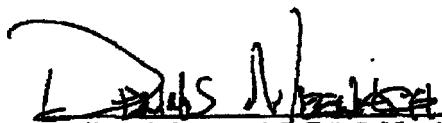
THENCE, from said POINT OF BEGINNING, with the common line of said M.C. Joint Venture Tract II and the easterly right-of-way line of said Old Ross Road, North 29°14'35" East 1,414.77 feet to a 1/2 inch iron rod found for the northwest corner of the herein described tract, same being the northwest corner of said M.C. Joint Venture Tract II, same also being the southeasterly corner of a tract of land described in a deed to David Dixon, of record in Volume 9300, Page 143 of the Real Property Records of Travis County, Texas, same also being the southwesterly corner of a tract of land described in a deed to Christine Dixon, of record in Volume 9300, Page 140 of the Real Property Records of Travis County, Texas;

THENCE, with the most northerly line of the herein described tract and said M.C. Joint Venture Tract II, South 61°10'03" East 673.05 feet to a 1/2 inch iron rod found;

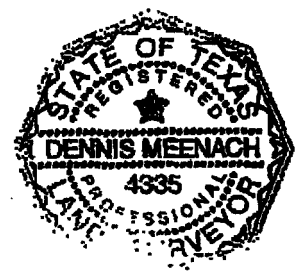
THENCE, continuing with the most northerly line of the herein described tract and said M. C. Joint Venture Tract II, South 61°11'39" East 349.98 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, and from said point, for reference, a 1/2 inch iron rod found in the north line of said M. C. Joint Venture Tract II bears, South 61°11'39" East 2576.92 feet;

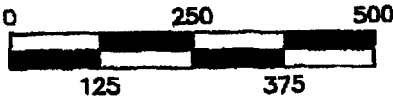
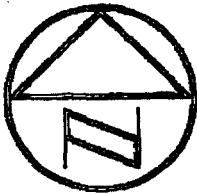
THENCE, crossing said M.C. Joint Venture Tract II, South 29°12'55" West 986.66 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being a point in the northerly line of said 100 foot wide electric easement to L.C.R.A.;

THENCE, continuing to cross said M.C. Joint Venture Tract II, with the northerly line of said 100 foot wide electric easement to L.C.R.A., North 83°48'43" West 1,112.32 feet to the POINT OF BEGINNING containing 28.21 acres of land within these metes and bounds.


Dennis Meenach R.P.L.S. No. 4335

2-19-04
Date





GRAPHIC SCALE: 1" = 250'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXISTING EASEMENTS
- 1/2" STEEL REINFORCING ROD SET WITH CAP STAMPED "4335"
- METAL ROD FOUND (SIZE AS NOTED)
- P.O.B. POINT OF BEGINNING
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY

M.C. Joint Venture
Vol. 11921, Pg. 585
Tract I
(Called 100.794 Ac.)

100' WIDE L.C.R.A.
EASEMENT
V.868 P.227

NOEL M. BAIN SURVEY NO. 1
ROSS ROAD (50' ROW)
N2914'35"E 1414.77'

100' WIDE L.C.R.A.
EASEMENT
V.849 P.503

P.O.B.

N83°48'43"W 1112.32'

M C Joint Venture
TRACT II
Vol. 11921, Pg. 585
CALLED 279.24 Ac.

STONEY RIDGE
PHASE C
28.21 ac.

S61°10'03"E 673.05'
THOMAS B. WESTBROOK SURVEY NO. 5

S61°11'39"E
349.98'

S29°12'55"W 986.66'

Berger L C & B & O
Family Partners, Ltd.
Doc. No. 2000131870
25.980 Ac.

David Dixon
Vol. 9300, Pg. 143
5.50 Ac.

Christine Dixon
Vol. 9300, Pg. 140
5.501 Ac.

Roy and Grace Miller
Vol. 5148, Pg. 611
11 Ac.

Donald Miller
Vol. 9876, Pg. 657
5.612 Ac.

Lynn Lueddecke
Vol. 3767, Pg. 1974
28.180 Ac.

N7°06'45"E
52.59' TIE



STONEY RIDGE PHASE C ZONING EXHIBIT

DA Doucet & Associates, Inc.
7001 E Highway 71 West, Suite 760 Austin, TX 78728
Phone: (512) 590-0500 Fax: (512) 590-0501
www.doucetandassociates.com

DATE: 11-14-03
SCALE: 1"=250'
DRAWN BY: STAFF
FILE: 836-001

EXHIBIT 1

F:\335001\dwg\exhibit\zoning-pin2sec.dwg, Loyouf, 2/18/2004 1:35:18 PM

EXHIBIT A-1
EXCEPTED PROPERTY

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.

1.5535 Acres
Legal Description
Travis County, Texas

FN No. 07-0031
May 2, 2007
D&A Job No. 535-005

EXHIBIT "A"
A.E. Substation

DESCRIPTION OF A TRACT OF LAND CONTAINING 1.5535 ACRES (67,671 SQUARE FEET) BEING ALL OF LOT 67 AS SHOWN ON THE PROPOSED SUBDIVISION PLAT OF STONEY RIDGE PHASE "C", PREPARED BY DOUCET & ASSOCIATES, AND BEING A PORTION OF A 28.21 ACRE TRACT OF LAND CONVEYED TO SR DEVELOPMENT, INC. IN DOCUMENT NO. 2004106868, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), SAID 1.5535 ACRE (67,671 SQUARE FEET) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000031643):

COMMENCING at a 1/2-inch iron rod found in the west right of way line of Heine Farm Road (50' wide r.o.w.), also being in the north line of a 100 foot wide L.C.R.A. Easement, of record in Volume 649, Page 593, of the Deed Record Travis County, Texas, (D.R.T.C.T.);

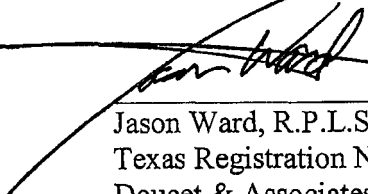
THENCE, leaving the west right of way line of said Heine Farm Road, with the south line of said 28.21 acre tract, also being in the north line of said L.C.R.A. Easement, S85°11'41"E, a distance of 10.87 feet to a 1/2-inch iron rod with "Doucet" cap set for the southwest corner and **POINT OF BEGINNING** hereof, said point being the southwest corner of Lot 67 of said proposed subdivision;

THENCE, leaving the north line of said L.C.R.A. Easement, with the proposed east right of way line of said Heine Farm Road, being the west line of said Lot 67, N27°51'34"E, a distance of 246.64 feet to a 1/2-inch iron rod with "Doucet" cap set for the northwest corner hereof, said point being the northwest corner of Lot 67 and the southwest corner of Lot 9, both of said proposed subdivision;

THENCE, leaving the proposed east right of way line of said Heine Farm Road, in part with south line of Lots 9, 10 and 15 of said proposed subdivision, and with the north line of Lot 67 of said proposed subdivision, S62°08'23"E, a distance of 446.00 feet to a 1/2-inch iron rod with "Doucet" cap set for the northeast corner hereof, said point is also in the west line of Lot 20, and being the southeast corner of Lot 15, both of said proposed subdivision;

THENCE, with the east line of Lot 67, and the west line of Lot 20, both of said proposed subdivision, S27°51'37"W, a distance of 56.82 feet to a 1/2-inch iron rod with "Doucet" cap set for the southeast corner hereof, said point being in the north line of said L.C.R.A. Easement and the south line of said 28.21 acre tract, also being the southeast corner of Lot 67, and the southwest corner of Lot 20, both of said proposed subdivision;

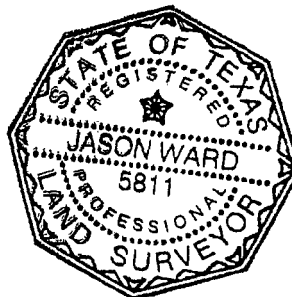
THENCE, with the north line of said L.C.R.A. Easement and the south line of said 28.21 acre tract, also being the south line of Lot 67, N85°11'41"W, a distance of 484.72 feet to the **POINT OF BEGINNING** and containing 1.5535 Acre (67,671 sq. ft.) of land, more or less.



Jason Ward, R.P.L.S.
Texas Registration No. 5811
Doucet & Associates Inc.,
7401 B Hwy. 71 West
Suite 160
Austin, Texas 78735

5-10-07

Date



HEINE FARM ROAD (50' WIDE R.O.W.)

PROPOSED
10' WIDE R.O.W.

P.O.C.

S85°11'41"E
10.87

N27°51'34"E 246.64'

P.O.B.



**A.E. SUBSTATION
PROPOSED LOT 67
1.5535 ACRES
67,671 SQUARE FEET**

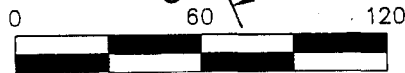
28.21 ACRES
SR DEVELOPMENT, INC.
DOC. # 2004106868
O.P.R.T.C.T.

STONEY RIDGE NORTH POND
LOT 1, BLOCK A
DOC. # 200500088
O.P.R.T.C.T.

L.C.R.A. EASEMENT
VOL. 649, PG. 593
D.R.T.C.T.

N85°11'41"W 484.72'

S62°08'23"E 446.00'



GRAPHIC SCALE: 1" = 60'

LEGEND

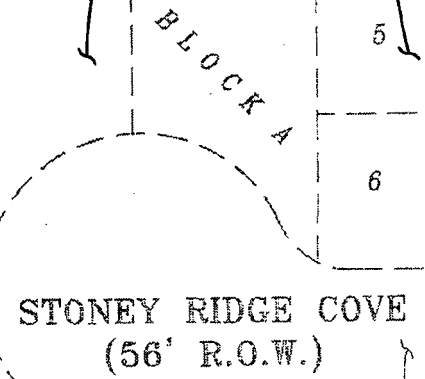
- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD FOUND
- DOC. NO. DOCUMENT NUMBER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

BEARING BASIS:

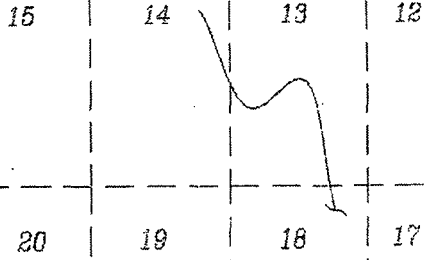
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID NORTH), CENTRAL ZONE (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000031643.

P: \535-005\survey\DA_drawings\535-005 AE Substation.dwg

S27°51'37"W
56.82'



PROPOSED
SUBDIVISION OF
STONEY RIDGE PHASE C
TO BE RECORDED



**1.5535 ACRE
A.E. SUBSTATION
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

D&A Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735, Phone: (512) 583-2600 Fax: (512) 583-2601

AUSTIN, TEXAS - EASTHAMPTON, MASSACHUSETTS - ROSEVILLE, CALIFORNIA

www.doucetandassociates.com

Date:	5/10/2007
Scale:	1"=60'
Drawn by:	JL
Reviewer:	JSW
Project:	535-005
Sheet:	1 of 1

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 Jun 20 03:16 PM 2007113554

MORALESB \$52.00

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.