

Annexation Declaration for
Springbrook One, Sections 3
and 4

July 27, 1998

Springbrook Owners
Association, Inc.

13.
89

FILM CODE
00005777327

STATE OF TEXAS §

COUNTY OF TRAVIS 4

**ANNEXATION DECLARATION FOR
SPHINGBKOOK ONE, SECTIONS THREE AND FOUR**

This Annexation Declaration is made the 27th day of July, 1998, by KAUFMAN AND BROAD OF TEXAS, LTD., d/b/a KAUFMAN AND BROAD OF AUSTIN, hereinafter sometimes referred to as "Developer" and/or "Declarant".

1. **Authority.** By virtue of the provisions of Article II, Section 2.02 of that certain Declaration of Covenants, Conditions and Restrictions for Springbrook One, Section Two (the "Declaration") filed in Volume 12586 at Page 0082 et seq., in the Official Records of Real Property of Travis County, Texas, to which recorded instrument reference is hereby made for all purposes, Declarant reserved the right and authority to annex additional property to the Properties described therein, which additional property is described as all those lots in Springbrook One, Sections Three and Four, subdivisions in Travis County, Texas, according to the maps or plats thereof recorded in Plat Book 101 at Pages 263-265 (SECTION THREE) and Plat Book 101 at Page 266 (SECTION FOUR), in the Official Public Records of Travis County, Texas. Kaufman And Broad Of Texas, Ltd., is the owner of Springbrook One, Sections Three and Four which subdivisions were a part of the original development plan. Kaufman And Broad Of Texas, Ltd., as Successor Developer/Declarant ("Declarant") in exercise of the powers of annexation as provided in Article II, Section 2.02 of the Declaration duly executes this Annexation Declaration.

2. **Annexation.** Declarant, who is owner in fee simple absolute of the lots above referenced, and the buildings and all other improvements constructed or installed thereon, together with all easements, rights and appurtenances belonging thereto, hereby submits said lands, buildings and improvements to the covenants, restrictions, limitations, conditions and uses set forth in said Declaration, which are hereby adopted by reference, as well as to the terms, provisions and requirements of the Articles of Incorporation and Bylaws of Springbrook Owners Association, Inc.

3. **Effective Date.** This Annexation Declaration shall be effective upon the date of its recordation in the Official Public Records of Real Property of Travis County, Texas. Owners of Lots in the areas so annexed shall, upon such effective date, become "Owners" within the meaning of such term as set out in the Declaration, and shall be fully responsible for the annual and special assessments and charges as set out therein; and, such Owners shall be deemed to have covenanted and agreed to pay the aforesaid assessments and charges and shall become members of Springbrook Owners Association, Inc. upon acceptance of a conveyance or other transfer of title to such Lots. On such effective date of this Annexation Declaration, Springbrook Owners Association, Inc. shall assume full responsibility for the maintenance of all annexed property in accordance with the terms of the Declaration.

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REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13242 0344

EXECUTED on the date first set forth above.

DECLARANT:

KAUFMAN AND BROAD OF TEXAS, LTD., a Texas limited partnership
d/b/a **KAUFMAN AND BROAD OF AUSTIN**

By: KBSA, **INC.**, a Texas corporation
General Partner

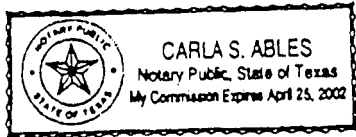
By: _____
Name: Larry E. Oglesby
Title: Vice President

STATE OF TEXAS §

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BEFORE ME, the undersigned authority, on this day personally appeared LARRY E. OGLESBY, Vice President of KBSA, INC., a Texas corporation, as General Partner of KAUFMAN AND BROAD OF TEXAS, LTD., a Texas limited partnership, d/b/a KAUFMAN AND BROAD OF AUSTIN, on behalf of said 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 purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 29TH day of JULY, 1998.



Carla S. Ables
Notary Public, State of Texas

After recording return to:
KAUFMAN AND BROAD
ATTN: LEGAL DEPARTMENT
P. O. Box 5250
San Antonio, Texas 78201

REAL PROPERTY RECORDS
TRAVIS COUNTY TEXAS
13242 0345.

FILED

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**DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS**

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me, and
was duly RECORDED, in the Volume and Page of the
above RECORDS of Travis County, Texas, on

AUG 7 1998



Dana Debeauvoir
**COUNTY CLERK
TRAVIS COUNTY, TEXAS**

**REAL PROPERTY RECORDS
TRAVIS COUNTY TEXAS
13242 0346**

RECEIPT#: A00127183 TRANS#: A2010 DEPT: REGULAR RECORD \$13.00
CASHIER: MELFRI FILE DATE: 8/7/98 TRANS DATE: 8/7/98
PAID BY: CHECK# 22224