

DEED

30038

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1100

CERTIFICATE OF ANNEXATION TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
GREAT NORTHWEST SUBDIVISION

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, by Declaration of Covenants, Conditions and Restrictions dated March 24, 1976, and recorded in Volume 7783, pages 598-628 of the Deed Records of Bexar County, Texas, reference to which record is here made for all purposes, Nance & Associates, Inc. (formerly known as Royal Crest, Inc.) and Texas Central Mortgage Co. (Declarant), subjected certain real property described in said declaration to certain covenants, conditions and restrictions; and

WHEREAS, Declarant, as set forth in Article VIII, Section 8.4 of the aforesaid declaration, retained the sole right to annex and bring within the purview of said declaration additional property as designated by Declarant out of property more particularly described by metes and bounds on Exhibit A of the aforesaid declaration; and

WHEREAS, Declarant now desires to annex certain portions of such additional property, and the Veterans Administration desires to approve said annexation, as required in Article VIII, Section 8.4 and 8.5 of the aforesaid declaration.

NOW, THEREFORE, Declarant hereby declares that the following described property is hereby annexed and shall be held, sold and conveyed subject to all easements, restrictions, covenants, terms and conditions which are set forth in the aforesaid declaration, and any amendments thereto, to-wit:

Lots 1 through 29, inclusive; Block 36; Lots 1 through 27, inclusive, Block 37; Lots 9 through 36, inclusive, Block 21; Lots 23 through 44, inclusive, Block 32; and Lots 1 through 25, inclusive, Block 35; all such lots being situated in GREAT NORTHWEST SUBDIVISION, UNIT 8, according to a plat thereof recorded in Volume 8600, Pages 81-82, of the Deed and Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds on Exhibit A, attached hereto and incorporated herein by reference; and

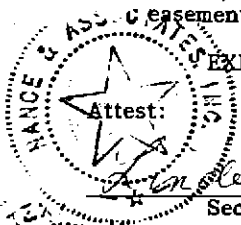
the Veterans Administration does hereby approve such annexation for all purposes.

LWM 1522
MCF 404

With respect to all of the lots situated in Great Northwest Sub-division, Unit 8, the following paragraph shall replace for all purposes the last paragraph of Section 6.14 entitled "Easements" appearing in that set of restrictions recorded in Volume 7783, at Pages 614 and 615, and such last paragraph shall be deleted in its entirety and in lieu thereof the following paragraph shall hereinafter control:

"There is hereby created five-foot wide easements for drainage purposes on, over, and across the rear lot lines and three-foot wide easements for drainage purposes on, over, and across the side lot lines of each and every lot in the subdivision. Within these easements, no structure, fence, planting, or other material shall be placed or permitted to remain therein which may change the direction of the flow of drainage in the easements, or which may obstruct, retard, divert, increase or impede the flow of water through the easements."

EXECUTED this the 24th day of April, 1979.

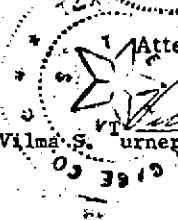


Attest:

Linda McLean
Secretary

NANCE & ASSOCIATES, INC.

By: Tommy Nance
Vice - President



Attest:

Wilma S. Turner
Asst. Secretary

TEXAS CENTRAL MORTGAGE CO.

By: R. D. Lenz
R. D. Lenz Vice President

VETERANS ADMINISTRATION

By: Clarence W. Brandt
Authorized Agent

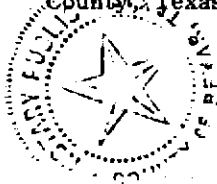
STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Tommy Nance, Vice-President of NANCE & ASSOCIATES, INC., a corporation, 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 consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this the 24th day of April, 1979.

My commission expires:
February 22, 1981

Jamie L. Montgomery Jamie L. Montgomery
Notary Public in and for Bexar
County, Texas



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STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared R. D. Lenzen, Vice President of TEXAS CENTRAL MORTGAGE CO., a corporation, 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 consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this the 24th day of April, 1979.

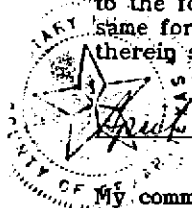


My commission expires:
Nov. 30, 1980

Linda Justis Linda Justis
Notary Public in and for Bexar
County, Texas

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared CLARENCE W. BRANDT, OIC, VAO, San Antonio, of the VETERANS ADMINISTRATION, 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 consideration therein expressed, in the capacity therein stated and as the act and deed of said agency.



Given under my hand and seal of office, this the 25th day of _____, 1979.

My commission expires:

Wiley L. Dennis
Notary Public in and for Bexar
County, Texas
WILEY L DENNIS
Notary Public, Bexar County, Texas
My commission expires 8-31-80

Return to:
Mr. Richard L. Kerr
1655 Frost Bank Tower
San Antonio, Texas 78205

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EXHIBIT "A"

35.941 acres of land out of a 409.470 acre tract out of the J. M. Hernandez Survey No. 186, County Block 4420, Bexar County, Texas, said 34.941 acres of land being more particularly described as follows to wit:

- Beginning: at a point on the Eastmost corner of Great Northwest, Unit 4, recorded in Volume 7900, Page 70, of the Plat Records of Bexar County, San Antonio, Texas, and on the North corner of Great Northwest, Unit 6, recorded in Volume 8200, Page 73, of the Plat Records of Bexar County, San Antonio, Texas, and on the North right-of-way line of Timber Glen Drive for a point on the West line of the herein described tract;
- Thence: N 19° 46' 28" W, 520 feet with the East line of said Great Northwest, Unit 4, and the West line of the herein described tract to a point for the northeast corner of said Great Northwest, Unit 4, and to a point on the South right-of-way line of Timberwilde Drive;
- Thence: S 70° 13' 32" W, 110.00 feet with the South right-of-way line of Timberwilde Drive and the North line of said Great Northwest, Unit 4, to a point;
- Thence: N 19° 46' 28" W, 60.00 feet to a point on the North right-of-way line of Timberwilde Drive;
- Thence: N 70° 13' 32" E, 106.00 feet with the North right-of-way line of Timberwilde Drive to a point;
- Thence: N 19° 46' 28" W, 418.34 feet with the West line of the herein described tract to a point on the North line of the herein described tract;
- Thence: with the North line of the herein described tract as follows:
N 65° 27' 28" E, 500.00 feet to a point;
N 59° 32' 04" E, 99.07 feet to a point;
N 78° 13' 54" E, 123.78 feet to a point;
S 86° 11' 09" E, 112.03 feet to a point;
N 70° 04' 16" E, 170.27 feet to a point;
N 54° 27' 44" E, 247.80 feet to a point;
N 73° 18' 03" E, 105.51 feet to a point;
N 85° 54' 52" E, 142.14 feet to a point;
S 57° 05' 11" E, 157.34 feet to a point for the northeast most corner of the herein described tract;
- Thence: with the East line of the herein described tract as follows:
S 12° 14' 34" W, 98.30 feet to a point;
S 10° 24' 15" W, 114.07 feet to a point;
S 07° 11' 11" W, 144.78 feet to a point;
S 12° 00' 54" W, 269.73 feet to a point;
S 05° 29' 53" W, 124.90 feet to a point;
S 09° 44' 27" W, 89.55 feet to a point;
S 04° 20' 48" W, 196.21 feet to a point;
S 01° 45' 38" W, 173.97 feet to a point for the southeast corner of the herein described tract;

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EXHIBIT "A"

Thence: S 70° 04' 16" W, 1004.51 feet to a point for the southwest most corner of the herein described tract and to a point in the East line of said Great Northwest, Unit 6;

Thence: N 19° 46' 28" W, 180.00 feet with the West line of the herein described tract and the East line of said Great Northwest, Unit 6, to a point of beginning containing 35.941 acres of land more or less.

Job No. 0237-08-21
JS/jw
April 24, 1979

STATE OF TEXAS
COUNTY OF B. AR
I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stated
herein for me, and was duly RECORDED, in the Official
Public Records of Real Property of Bexar County, Texas on

APR 26 1979



Robert D. Green
COUNTY CLERK, BEXAR COUNTY, TEXAS

Return to:
Mr. Richard L. Kerr
1655 Frost Bank Tower
San Antonio, Texas 78205

FILED IN MY OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR
1979 APR 26 AM 9 19

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