

754  
1-24-0823

ANNEXATION OF ADDITIONAL PROPERTY  
TO JURISDICTION OF  
SUMMERWOOD HOMEOWNERS' ASSOCIATION OF AUSTIN, INC.  
AND THE SUBJECTION THEREOF TO THE  
AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF RECORD IN VOLUME 5148, PAGE 622, OF THE  
DEED RECORDS OF TRAVIS COUNTY, TEXAS, AS AMENDED  
BY INSTRUMENT OF RECORD IN VOLUME 5188, PAGE 907,  
OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS,  
AS FURTHER AMENDED BY INSTRUMENT OF RECORD IN  
VOLUME 5311, PAGE 1357, OF THE DEED RECORDS OF  
TRAVIS COUNTY, TEXAS

WHEREAS, J L P DEVELOPMENT CORPORATION, a Texas Corporation, did by instrument ("Amended Declaration") dated March 28, 1974, of record in Volume 5148, Page 622, of the Deed Records of Travis County, Texas, supercede its original Declaration pertaining to Summer Wood, a proposed subdivision of 23.33 acres of land out of the James P. Wallace Survey No. 18 in Travis County, Texas, prior to the sale of any Lot in any part of the proposed Subdivision to any third party; and

WHEREAS, the said J L P DEVELOPMENT CORPORATION, ("Declarant") did amend said Amended Declaration by instrument dated June 19, 1974, as shown of record in Volume 5188, Page 907, of the Deed Records of Travis County, Texas, and did further amend said Amended Declaration by instrument dated October 31, 1975, as shown of record in Volume 5311, Page 1357, of the Deed Records of Travis County, Texas; and

WHEREAS, Declarant desires to exercise the right reserved unto Declarant by the provisions of Section 8 of Article XIV of said Amended Declaration to annex additional lands to the jurisdiction of SUMMERWOOD HOMEOWNERS' ASSOCIATION OF AUSTIN, INC., a Texas Non-Profit Corporation, ("Association") and to subject such additional lands to all of the provisions of said Amended Declaration, as amended; now, therefore

KNOW ALL MEN BY THESE PRESENTS:

1. That Declarant is the owner of certain property in the City of Austin, Travis County, Texas, which is more particularly described as:

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FIELD NOTES FOR 2.78 ACRES OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 18 IN TRAVIS COUNTY, TEXAS, SAME 2.78 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN 23.33 ACRE TRACT OF LAND CONVEYED TO JONES & LAKE COMPANY BY DEED OF RECORD IN VOLUME 4707, PAGE 33, OF THE TRAVIS COUNTY DEED RECORDS, SAME 2.78 ACRE TRACT OF LAND BEING SUMMER WOOD SECTION TWO, A SUBDIVISION IN THE CITY OF AUSTIN AS RECORDED IN BOOK 73, PAGE 12, OF THE TRAVIS COUNTY PLAT RECORDS AND SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the curving west line of a sixty-foot wide private drive known as Summer Wood Drive, same point being in a north boundary line of Summer Wood Section One-Amended, a Subdivision of record in Book 71, Page 79, of the Travis County Plat Records, same point being in the east line of Lot 3, Block L, Summer Wood Section Two;

THENCE along a curve to the left in the west line of Summer Wood Drive having a radius length of 206.51 feet, an internal angle of  $17^{\circ} 24'$ , an arc length of 62.70 feet, and a chord that bears  $S 39^{\circ} 01' W$ , 62.46 feet to a point at the southeast corner of Block L, Summer Wood Section Two;

THENCE  $N 61^{\circ} 04' W$ , 110.00 feet to a point;

THENCE along the west line of Block L with the following five (5) courses:

- (1)  $N 28^{\circ} 56' E$ , 60.00 feet to a point;
- (2)  $S 61^{\circ} 04' E$ , 10.44 feet to a point;
- (3)  $N 28^{\circ} 56' E$ , 56.00 feet to a point;
- (4)  $S 61^{\circ} 04' E$ , 11.15 feet to a point;
- (5)  $N 28^{\circ} 56' E$ , 60.00 feet to a point for the northwest corner of Block L;

THENCE  $N 28^{\circ} 56' E$ , 132.98 feet to a point for the northwest corner of the herein described tract of land;

THENCE along the north line of Lot 1, Block AA, Summer Wood Section Two with the following five (5) courses:

- (1)  $S 61^{\circ} 04' E$ , 42.23 feet to a steel pin;
- (2)  $N 73^{\circ} 56' E$ , 24.04 feet to a steel pin;
- (3)  $S 61^{\circ} 04' E$ , 194.00 feet to a steel pin;
- (4)  $N 73^{\circ} 56' E$ , 67.92 feet to a steel pin;
- (5)  $S 63^{\circ} 50' E$ , 81.82 feet to a steel pin for the northeast corner of Lot 1, Block AA, same steel pin being the northeast corner of the herein described tract of land;

THENCE along the east line of Lot 1, Block AA, Summer Wood Section Two with the following three (3) courses:

- (1)  $S 23^{\circ} 31' W$ , 124.99 feet to a steel pin;
- (2)  $N 66^{\circ} 29' W$ , 26.15 feet to a steel pin;

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- (3) S 23° 31' W, 84.62 feet to a point in the north line of a thirty-two foot wide portion of Summer Wood Drive;

THENCE crossing said Summer Wood Drive S 48° 00' W, 32.25 feet to a point in the south line of said private drive;

THENCE S 38° 37' W, 140.23 feet to a steel pin for the southeast corner of Lot 2, Block AA, Summer Wood Section Two, same steel pin being the southeast corner of the tract of land herein described;

THENCE along the south line of Lot 2, Block AA, with the following five (5) courses:

- (1) N 62° 23' W, 37.40 feet to a steel pin, same steel pin being the northeast corner of Lot 6, Block S, Summer Wood Section One-Amended;
- (2) N 42° 15' W, 95.00 feet to a point at the northwest corner of the aforementioned Lot 6, Block S;
- (3) S 47° 45' W, 11.00 feet to a point;
- (4) N 42° 15' W, 26.87 feet to a point;
- (5) N 61° 04' W, 34.62 feet to a point in the curving east line of Summer Wood Drive;

THENCE along a curve to the right in said east line of Summer Wood Drive having a radius length of 146.51 feet, an internal angle of 6° 28', an arc length of 16.55 feet, and a chord that bears N 44° 29' E, 16.54 feet to a point of reverse curvature;

THENCE crossing Summer Wood Drive N 42° 17' W, 60.00 feet to the original point of beginning, in all containing 2.78 acres of land, more or less.

2. That Declarant does hereby annex the above described property to the jurisdiction of the Association and subject the same to all of the provisions of said Amended Declaration, as amended, and does hereby declare that the property described above shall hereafter be "Properties" as that word is defined in Section 3 of Article I of said Amended Declaration.

3. That Declarant does hereby declare that the following described property (a part of the property first described above), when conveyed to the Association, shall be additional "Common Area" as that term is defined in Section 4 of Article I of said Amended Declaration, as amended, such additional Common Area being more particularly described as follows:

FIELD NOTES FOR THREE TRACTS OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 18 IN TRAVIS COUNTY, TEXAS, SAID THREE TRACTS OF LAND BEING OUT OF AND A PORTION OF SUMMER WOOD SECTION TWO, A PLANNED

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UNIT DEVELOPMENT SUBDIVISION OF RECORD IN BOOK 73, PAGE 12, OF THE TRAVIS COUNTY PLAT RECORDS, SAME THREE TRACTS OF LAND BEING DESIGNATED AS COMMON AREAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT ONE

BEGINNING at a point at the northwest corner of Lot 6, Block L, Summer Wood Section Two, same point being in the east line of Lot 1, Block AA, Summer Wood Section One-Amended, a Subdivision of record in Book 71, Page 79, of the Travis County Plat Records, same point being the southwest corner of the herein described tract of land known as Lot 1, Block AA, Summer Wood Section Two;

THENCE N 28° 56' E, 132.98 feet to a point for the northwest corner of the tract of land herein described;

THENCE S 61° 04' E, 42.23 feet to a steel pin;

THENCE N 73° 56' E, 24.04 feet to a steel pin;

THENCE S 61° 04' E, 194.00 feet to a steel pin;

THENCE N 73° 56' E, 67.92 feet to a steel pin;

THENCE S 63° 50' E, 81.82 feet to a steel pin for the northeast corner of the tract of land herein described;

THENCE S 23° 31' W, 93.45 feet to a steel pin;

THENCE following the north line of Block T, N 61° 04' W, 235.45 feet to a point at the northwest corner of Block T;

THENCE along the west line of Block T, S 28° 56' W, 110.00 feet to a point in the north line of the aforementioned Summer Wood Drive;

THENCE following said north line of Summer Wood Drive N 61° 04' W, 46.00 feet to a point in the east line of Lot 6, Block L, Summer Wood Section Two;

THENCE N 28° 56' E, 1.00 foot to a point at the northeast corner of said Lot 6, Block L;

THENCE along the north line of said Lot 6, Block L, N 61° 04' W, 110.35 feet to the original point of beginning, in all containing 0.863 of one acre of land, more or less.

TRACT TWO

BEGINNING at a point in the curving south right-of-way line of Summer Wood Drive, same point being the northeast corner of Lot 6, Block M, Summer Wood Section Two, same point being in the north line of the tract of land herein described known as Lot 2, Block AA, Summer Wood Section Two;

THENCE along a curve to the right in said south line of Summer Wood Drive having a radius length of 324.19 feet, an internal angle of 4° 04', an arc length of 23.05 feet, and a chord that bears S 51° 33' E, 23.04 feet to a point for the northeast corner of the tract of land herein described;

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THENCE S 38° 37' W, 140.23 feet to a steel pin for the southeast corner of the herein described tract of land;

THENCE N 62° 23' W, 37.40 feet to a steel pin at the northeast corner of Lot 6, Block S, Summer Wood Section One-Amended, a Sub-division of record in Book 71, Page 79, of the Plat Records of Travis County, Texas;

THENCE along the north line of said Lot 6, Block S, N 42° 15' W, 95.00 feet to a point for the northwest corner of Lot 6, Block S;

THENCE S 47° 45' W, 11.00 feet to a point;

THENCE N 42° 15' W, 26.87 feet to a point;

THENCE N 61° 04' W, 34.62 feet to a point in the curving east line of Summer Wood Drive;

THENCE along a curve to the right in said east line of Summer Wood Drive having a radius length of 146.51 feet, an internal angle of 6° 28', an arc length of 16.55 feet, and a chord that bears N 44° 29' E, 16.54 feet to a point of reverse curvature;

THENCE following a curve to the left having a radius length of 266.51 feet, an internal angle of 14° 12', an arc length of 66.08 feet, and a chord that bears N 40° 37' E, 65.91 feet to a point in the west line of Lot 1, Block M, Summer Wood Section Two;

THENCE along the west line of Lot 1, Block M, S 28° 56' W, 73.73 feet to a point at the southwest corner of Block M;

THENCE following the south line of Block M, S 61° 04' E, 174.00 feet to a point at the southeast corner of Block M;

THENCE along the east line of Block M, N 28° 56' E, 107.25 feet to the original point of beginning, in all containing 0.132 of one acre of land, more or less.

TRACT THREE

BEGINNING at a point of reverse curvature in the west line of Summer Wood Drive, same point being in the east line of Lot 3, Block L, Summer Wood Section Two, same point being the southwest corner of the herein described tract of land, said tract of land being a portion of Summer Wood Drive;

THENCE along the east line of Block L with the following two (2) courses:

- (1) Along a curve to the left having a radius length of 206.51 feet, an internal angle of 18° 47', an arc length of 67.70 feet, and a chord that bears N 30° 20' E, 67.40 feet to a point of tangency;
- (2) N 28° 56' E, 47.00 feet to a point for the northwest corner of the herein described tract of land;

THENCE S 61° 04' E, 191.00 feet to a point of curvature in the south line of Block T, Summer Wood Section Two;

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THENCE along a curve to the right having a radius length of 356.19 feet, an internal angle of 12° 13', an arc length of 75.98 feet, and a chord that bears S 54° 57' E, 75.84 feet to a point for the northeast corner of the tract of land herein described;

THENCE S 48° 00' W, 32.25 feet to a point for the most easterly southeast corner of the herein described tract of land;

THENCE along a curve to the left having a radius length of 324.19 feet, an internal angle of 11° 33', an arc length of 65.32 feet, and a chord that bears N 55° 18' W, 65.21 feet to a point of tangency;

THENCE N 61° 04' W, 116.00 feet to a point of curvature in the north line of Lot 1, Block M;

THENCE along a curve to the left having a radius length of 15.00 feet, an internal angle of 90° 00', an arc length of 23.56 feet, and a chord that bears S 73° 56' W, 21.21 feet to a point of reverse curvature;

THENCE along a curve to the right having a radius length of 266.51 feet, an internal angle of 18° 47', an arc length of 87.37 feet, and a chord that bears S 38° 20' W, 86.98 feet to a point;

THENCE N 42° 17' W, 60.00 feet to the original point of beginning, in all containing 0.321 of one acre of land, more or less.

4. That the property first described above is hereby annexed to the jurisdiction of the Association and subject to all of the provisions of said Amended Declaration, as Amended, the same as though originally included therein.

5. That the additional "Common Area" described above shall be conveyed to the Association, free and clear of any lien or other encumbrance excepting only public utility easements, on or before the conveyance of the first Lot situated in the property first described above.

EXECUTED this the 18 day of December, 1975.

J L P DEVELOPMENT CORPORATION,  
Declarant

By: Ed. W. Pruitt  
Its Vice President

(NO SEAL)

STATE OF TEXAS                    ()  
                                          ()  
COUNTY OF TRAVIS                ()

1-24-0829

BEFORE ME, the undersigned authority, on this day personally appeared EDWIN W. PREWITT JR., VICE President of J L P DEVELOPMENT 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, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 18<sup>th</sup> day of December, 1975.

(SEAL)

NOTARY SEAL

Sharon Ross  
Notary Public in and for Travis  
County, Texas

My Commission Expires: July 1977

FILED  
DEC 30 11 01 AM 1975  
Chris Argueta  
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 named RECORDS  
of Travis County, Texas, as Stamped hereon by me, on

DEC 30 1975



Chris Argueta  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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