

**ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**
For
CERTAIN PROPERTY TO BE ANNEXED INTO BALMORAL
[The Annexed Property Being Commonly Known as Balmoral, Section Twenty-Seven (27)]

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, by instrument entitled "Declaration of Covenants, Conditions and Restrictions for Balmoral" dated March 30, 2017, executed by BALMORAL LT, LLC, a Texas limited liability company ("**Developer**"), and filed of record in the Official Public Records of Real Property of Harris County, Texas, under Clerk's File No. RP-2017-139910 (the "**Declaration**"), Developer subjected the following real property to easements, covenants, conditions and restrictions set forth in the Declaration:

Balmoral, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 680970 of the Map Records of Harris County, Texas, save and except Restricted Reserve "E" and Unrestricted Reserve "F" [**Balmoral, Section One (1)**];

and

WHEREAS, the Declaration was amended by instrument entitled "First Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral" filed of record in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2017-322534 (the Declaration, as amended, hereinafter still referred to as the "Declaration"); and

WHEREAS, the Declaration was amended by instrument entitled "Second Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral" filed of record in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2018-41325 (the Declaration, as amended, hereinafter still referred to as the "Declaration"); and

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WHEREAS, the Declaration was amended by instrument entitled "Third Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral" filed of record in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2018-78248 (the Declaration, as amended, hereinafter still referred to as the "Declaration"); and

WHEREAS, the Declaration was amended by instrument entitled "Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral" filed of record in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2018-531446 (the Declaration, as amended, hereinafter still referred to as the "Declaration"); and

WHEREAS, the Declaration was amended by instrument entitled "Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral" filed of record in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2020-408955 (the Declaration, as amended, hereinafter still referred to as the "Declaration"); and

WHEREAS, the Declaration was amended by instrument entitled "Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral" filed of record in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2020-489653 (the Declaration, as amended, hereinafter still referred to as the "Declaration"); and

WHEREAS, Article IX, Section 9.7, of the Declaration, entitled "AMENDMENT", provides in pertinent part:

... This Declaration may also be amended by Developer at any time prior to the end of the Developer Control Period, without the joinder or consent of any other party, as long as the amendment is consistent with the residential character of the Subdivision. ...

and

WHEREAS, Article IX, Section 9.18, of the Declaration, entitled "ANNEXATION", provides in pertinent part:

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SECTION 9.18. ANNEXATION. For a period of twenty (20) years after the date this Declaration is recorded, additional residential property, commercial property and common area may be annexed to Property and subjected to the provisions of this Declaration and the jurisdiction of the Association by Developer, without the approval of the Members of the Association. ...

and

WHEREAS, the Developer Control Period still exists; and

WHEREAS, ASTRO BALMORAL, L.P., a Delaware limited partnership, is the owner of all the property described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes (such property being commonly known and hereinafter referred to as "**Balmoral, Section Twenty-Seven (27)**"); and

WHEREAS, pursuant to the "Partial Assignment of Developer and Declarant Rights Balmoral" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2021-739704 (the "**Assignment**"), BALMORAL LT, LLC assigned certain rights as Developer under the Declaration to ASTRO BALMORAL, L.P., including but not limited to, Developer's right to annex additional property to the Property and amend the Declaration during the Developer Control Period BUT ONLY as such right pertains to the real property located in Harris County, Texas identified and described in Attachment 1 to the Assignment, which real property includes the property comprising Balmoral, Section Twenty-Seven (27); and

WHEREAS, ASTRO BALMORAL, L.P., as Developer, desires to annex Balmoral, Section Twenty-Seven (27), and subject Balmoral, Section Twenty-Seven (27), to the provisions of the Declaration and the jurisdiction of Property Owners Association of Balmoral, Inc. (the "**Association**") pursuant to Article IX, Section 9.18, of the Declaration and, at the same time, amend certain provisions in the Declaration with respect to Balmoral, Section Twenty-Seven (27), pursuant to Article IX, Section 9.7, of the Declaration.

NOW, THEREFORE, Balmoral, Section Twenty-Seven (27), is hereby annexed and subjected to all of the easements, covenants, conditions and restrictions set forth in the Declaration, as

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amended, and the jurisdiction of the Association by virtue of this “Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Balmoral [The Annexed Property Being Commonly Known as Balmoral, Section Twenty-Seven (27)]” (“**Supplemental Declaration**”), which Declaration and Supplemental Declaration will run with the land comprising Balmoral, Section Twenty-Seven (27), and be binding on all parties who may now or hereafter have or claim any right, title or interest in Balmoral, Section Twenty-Seven (27), or any part thereof, and on the heirs, executors, administrators, successors and assigns of such parties, regardless of the source of or the manner in which any such right, title or interest is or may be acquired.

Upon recording of the final plat for all of or portions of Balmoral, Section Twenty-Seven (27), in the Map Records of Harris County, Texas, an “Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Balmoral [Regarding Balmoral, Section Twenty-Seven (27)]” will be executed and recorded in the Official Public Records of Real Property of Harris County, Texas for Balmoral, Section Twenty-Seven (27), for the purposes of identifying Balmoral, Section Twenty-Seven (27), by the recorded plat and setting forth amendments to provisions in the Declaration which are applicable to Lots in Balmoral, Section Twenty-Seven (27), pursuant to Article IX, Section 9.7, of the Declaration.

Notwithstanding anything in the Declaration to the contrary, Assessments will not be due and owing with respect to Balmoral, Section Twenty-Seven (27), until such time that all or a portion of Balmoral, Section Twenty-Seven (27), is subdivided by virtue of a recorded plat. All Lots included in the recorded plat will be subject to Assessments as of the date the plat is recorded at the rate of the Assessments then in effect.

Pursuant to the authority granted to it in the Declaration and the Assignment, ASTRO BALMORAL, L.P., as Developer, hereby amends the following provisions in the Declaration as to Balmoral, Section Twenty-Seven (27):

1. Article I, Section 1.3, of the Declaration, entitled “**Association Wall**,” is amended as to Balmoral, Section Twenty-Seven (27), to read as follows:

SECTION 1.3 “**Association Wall**” means each fence or wall

constructed or caused to be constructed by Developer or a Declarant on a Lot, which fence or wall will be maintained by the Association. Association Walls are illustrated in detail in the Design Guidelines. For the purposes of this Supplemental Declaration, there will be no Association Walls in Balmoral, Section Twenty-Seven (27).

2. Article I, Section 1.15, of the Declaration, entitled “**Green Belt Lot**,” is amended as to Balmoral, Section Twenty-Seven (27), to read as follows:

SECTION 1.15 “**Green Belt Lot**” means a Lot that is contiguous to a Green Belt, in whole or in part. For the purposes of this Supplemental Declaration, there will be no Green Belt Lots in Balmoral, Section Twenty-Seven (27).

3. Article I, Section 1.17, of the Declaration, entitled “**Lake Lot**,” is amended as to Balmoral, Section Twenty-Seven (27), to read as follows:

SECTION 1.17 “**Lake Lot**” means a Lot which shares any common boundary with a Lake or with a Common Area around the Lake. For the purposes of this Supplemental Declaration, there will be Lake Lots in Balmoral, Section Twenty-Seven (27), which Lake Lots will be identified in an amendment to this Supplemental Declaration upon the recording of the final plat for all or portions of Balmoral, Section Twenty-Seven (27).

4. Article I, Section 1.20, of the Declaration, entitled “**Non-Gated Section**,” is amended as to Balmoral, Section Twenty-Seven (27), to read as follows:

SECTION 1.20 “**Non-Gated Section**” means any subdivision brought within the jurisdiction of the Association that is referred to in the Declaration or a Supplemental Declaration as a “Non-Gated Section.” For the purposes of this Supplemental Declaration, Balmoral, Section Twenty-Seven (27), will be a Non-Gated Section.

5. Article I, Section 1.23, of the Declaration, entitled **“Primary Entrance Access Road,”** is amended as to Balmoral, Section Twenty-Seven (27), to read as follows:

SECTION 1.23 **“Primary Entrance Access Road”** means each primary entrance access road into the Property. The Primary Entrance Access Roads in Balmoral, Section Twenty-Seven (27), will be identified in an amendment to this Supplemental Declaration upon the recording of the final plat for all or portions of Balmoral, Section Twenty-Seven (27).

6. Article I, Section 1.28, of the Declaration, entitled **“Reserve Lot,”** is amended as to Balmoral, Section Twenty-Seven (27), to read as follows:

SECTION 1.28 **“Reserve Lot”** means every Lot which shares a common boundary with a Reserve and which is subject to special restrictions set forth in this Declaration. For the purposes of this Supplemental Declaration, there will be no Reserve Lots in Balmoral, Section Twenty-Seven (27).

7. Article I, Section 1.29, of the Declaration, entitled **“Section,”** is amended as to Balmoral, Section Twenty-Seven (27), to read as follows:

SECTION 1.29 **“Section”** means all of the separate subdivisions encumbered by the Declaration, including Balmoral, Section Twenty-Seven (27), upon the recording of the final plat for all or portions of Balmoral, Section Twenty-Seven (27).

8. Article I, Section 1.32, of the Declaration, entitled **“Governing Documents,”** is added to Article I of the Declaration as to Balmoral, Section Twenty-Seven (27), to read as follows:

SECTION 1.32 **“Governing Documents”** means all of the dedicatory instruments of the Association as defined by Section 202.001(1) of the Texas Property Code, including but not limited to: Plats; the Declaration; Supplemental Declarations; the Association’s Certificate of Formation and

Bylaws; Design Guidelines; any rules and regulations; and any amendments and supplements thereto. In the case of a conflict in the Governing Documents, the hierarchy of the Governing Documents is, from highest to lowest, the Plats, the Declaration, the Supplemental Declarations, the Certificate of Formation, the Bylaws, the Design Guidelines, and the rules and regulations.

9. Article I, Section 1.33, of the Declaration, entitled "**Party Wall**," is added to Article I of the Declaration as to Balmoral, Section Twenty-Seven (27), to read as follows:

SECTION 1.33 "**Party Wall**" means a wall constructed on or adjacent to the common Lot line for two (2) adjacent Lots which separate two (2) adjacent Townhouses while, at the same time, serving as a perimeter wall for each Townhouse.

10. Article I, Section 1.34, of the Declaration, entitled "**Townhouse**," is added to Article I of the Declaration as to Balmoral, Section Twenty-Seven (27), to read as follows:

SECTION 1.34 "**Townhouse**" means each single family residence contained within a group of two (2) or more attached single family residences separated by a Party Wall. Not more than six (6) Townhouses may be contained within a single group of attached Townhouses. A Townhouse may not exceed the lesser of three (3) stories or forty feet (40') from the top surface of the applicable Townhouse foundation slab. A Townhouse is not considered to be a prohibited apartment home, duplex or multi-family dwelling under the Declaration or any other Governing Documents, and no provision in the Declaration or other Governing Documents will prohibit any Townhouse as provided in this instrument.

11. Article II, Section 2.1, of the Declaration, entitled "**Architectural Control**," is amended as to Balmoral, Section Twenty-Seven (27), by adding the following sentence to the beginning of Section 2.1:

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Notwithstanding anything to the contrary contained in the Declaration, ASTRO BALMORAL, L.P., as Developer, will act as the Committee with respect to Balmoral, Section Twenty-Seven (27), and has all the rights of the Committee as provided in the Declaration with respect to Balmoral, Section Twenty-Seven (27), including, but not limited to, the approval of architectural matters.

12. Article X, entitled "**Build/Lease Development**," is hereby added to the Declaration as to Balmoral, Section Twenty-Seven (27), to read as follows:

ARTICLE X.
BUILD/LEASE DEVELOPMENT

Build/Lease Development is permitted within the Property by a builder approved in writing by Developer. "**Build/Lease Development**" means construction within a defined area of the Property by the Builder approved by Developer of Townhouses which may be leased as income property at any time after construction for single family residential purposes. Any such development or leasing of a Townhouse is not considered to be a prohibited business or commercial use under the Declaration or any other Governing Documents, and no provision in the Declaration or other Governing Documents will prohibit any such leasing or use. WB OPPORTUNITY FUND V LP, a Texas limited partnership, or Affiliate (as defined below) (WB OPPORTUNITY FUND V LP or its Affiliate, if applicable, being referred to herein as "**WB**") is approved by Developer to develop Balmoral, Section Twenty-Seven (27), for Build/Lease Development. Provided that, for so long as WB owns or holds any leasehold interest in any Lot within Balmoral, Section Twenty-Seven (27), WB is required to maintain each Lot and Townhouse on the Lot it owns within Balmoral, Section Twenty-Seven (27), and maintain property insurance on the Townhouse on each Lot it owns within Balmoral, Section Twenty-Seven (27).

WB is not required to maintain any Private Streets or any reserves within Balmoral, Section Twenty-Seven (27). Such Private Streets and reserves are to be maintained by the Association.

Any or all maintenance and/or insurance responsibilities of WB may be transferred by WB to any affiliate or by or among any WB affiliates to another affiliate by giving of not less than thirty (30) days written notice of the transfer to the Association. “Affiliate” means any person or entity as designated in a notice as a foresaid who is attached or connected with WB, or who controls, is controlled by, or is under common control with WB.

The maintenance services to be provided by WB must be substantially equivalent to those which would otherwise be provided by the Association pursuant to the Declaration. WB must provide a certificate of insurance to the Association within a reasonable time after the submission of a request by the Association. The certificate must reflect coverage as aforesaid and that the insurance may not be cancelled without at least sixty (60) days written notice to the Association.

So long as WB owns or holds any leasehold interest in not less than ten (10) of the Lots within Balmoral, Section Twenty-Seven (27), the provisions of this Article X may not be amended without the prior written consent of WB, which consent will not be unreasonably withheld or delayed, and Owners are not entitled to vote as to any such amendment unless and until written consent is given. “Amend”, or “amendment” or a substantial equivalent means any change, modification, revision, termination or release as to provisions in this Article X, whether by amendment of this instrument or by amendment of any other dedicatory instrument. If WB ceases to own or hold any leasehold interest in ten (10) of the Lots within Balmoral, Section Twenty-Seven (27), the prior written consent of WB to an amendment of this Article X will not be required. Provided that no rights of WB to maintain Townhouses or to lease the same as income property at any time after construction for single family residential purposes may be diminished

or terminated without the approval or consent of WB evidenced by execution of the amendment prior to recording.

13. Article II, Section 2.29, of the Declaration, entitled "**Fences and Walls**," provides that a fence or wall constructed on a Lot must comply with the provisions of the Design Guidelines and that there may be more stringent requirements for a fence or wall constructed on particular Lots.

The Design Guidelines for Balmoral, and the exhibits attached to the Design Guidelines, specify the requirements for an "Upgraded Wood Fence" and a "Steel Ornamental Fence." Upgraded Wood Fences and Steel Ornamental Fences will be constructed on certain Lots in Balmoral, Section Twenty-Seven (27), which Lots, and the parties responsible for constructing and maintaining the Upgraded Wood Fences and Steel Ornamental Fences on such Lots, will be identified in an amendment to this Supplemental Declaration upon the recording of the final plat for all or portions of Balmoral, Section Twenty-Seven (27).

Capitalized terms used herein have the same meanings as that ascribed to them in the Declaration, unless otherwise indicated.

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EXECUTED on the date of the acknowledgement, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

DEVELOPER:

ASTRO BALMORAL, L.P.,
a Delaware limited partnership

By: Astro Balmoral GP, L.L.C.,
a Delaware limited liability company,
its General Partner

By: Melanie Ohi

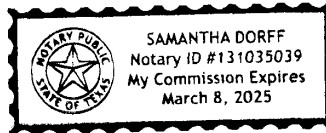
Print Name: Melanie Ohi

Title: Authorized Agent

THE STATE OF Texas §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 28th day of January, 2022 personally appeared Melanie Ohi, Authorized Signer of Astro Balmoral GP, L.L.C., a Delaware limited liability company, General Partner of Astro Balmoral, L.P., a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Samantha Dorff
Notary Public in and for the State of Texas



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Exhibit "A"

LEGAL DESCRIPTION

A **METES AND BOUNDS** description of a 8.353 acre tract of land situated in the Victor Blanco Survey, Abstract Number 2, Harris County, Texas; being out of and a part of the remainder of a called 248.110 acre tract (Tract 1) conveyed to Astro Balmoral, L.P. by Special Warranty Deed filed for record under Clerk's File No. RP-2021-739696 of the Harris County Official Public Records of Real Property and the remainder of a called 110.667 acre tract (Tract 3) conveyed to Astro Balmoral L.P. by Special Warranty Deed filed for record under Clerk's File No. RP-2021-739696 of the Harris County Official Public Records of Real Property; said 8.353 acres being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at found 3/4-inch iron rod for the southeast corner of Lot 1, Block 6 of Balmoral Sec 15 as shown on a plat filed for record under Film Code No. 688283 of the Harris County Map Records and the most easterly northwest corner of the herein described tract;

THENCE, North 02°14'54" West, 115.00 feet along the east line of said Lot 1 and Lot 2 of said Block 6 to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") in the east line of said Lot 2, Block 6, for the southwest corner of Lot 5 of said Block 6 and the most northerly northwest corner of the herein described tract;

THENCE, North 87°45'06" East, departing the east line of said Lot 2, Block 6, along the south line of Lots 5-14 of said Block 6, passing a found 5/8-inch iron rod for the southeast corner of said Lot 13 and the southwest corner of said Lot 14 at a distance of 502.79 feet, continuing for a total distance of 567.79 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") in the west right-of-way of Copan Mills Drive (called 50-foot wide) as recorded under Film Code No. 688283 of the Harris County Map Records, for the southeast corner of said Lot 14, Block 6 and a north corner of the herein described tract;

THENCE, South 02°14'54" East, 75.00 feet along the west right-of-way of said Copan Mills Drive to a found 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") for the southwest corner of said Copan Mills Drive and a north corner of the herein described tract;

THENCE, North 87°45'06" East, 50.00 feet along the south right-of-way of said Copan Mills Drive to a found 3/4-inch iron rod for the southeast corner of said Copan Mills Drive and a north corner of the herein described tract, beginning a non-tangent curve to the right;

THENCE, in a northeast direction, departing the east right-of-way of said Copan Mills Drive, with the arc of said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing North 42°45'06" East, 35.36 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") in the south right-of-way of Donmouth Drive (called 50-foot wide) as recorded under Film Code No. 688283 of the Harris County Records, for a north corner of the herein described tract;

THENCE, North 87°45'06" East, 100.00 feet along the south right-of-way of said Donmouth Drive to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") for the northwest corner of Lot 9, Block 5 of said Balmoral Sec 15 and the northeast corner of the herein described tract;

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THENCE, South 02°14'54" East, along the west line of Lots 1-9 of said Block 5, passing a found 5/8-inch iron rod at a distance of 121.90 feet, 0.25 feet right and a found 5/8-inch iron rod at a distance of 452.00 feet, continuing for a total distance of 510.00 feet to a found 3/4-inch iron rod for the southwest corner of said Lot 1, Block 5 and an angle corner for the herein described tract;

THENCE, North 87°45'06" East, 125.00 feet along the south line of said Lot 1, Block 5 to a point in a brick column for an angle corner for said Lot 1, Block 5 and the herein described tract;

THENCE, North 21°20'59" East, 57.08 feet along the southeast line of said Lot 1, Block 5 to a found 5/8-inch iron rod in the south right-of-way of Formaston Forest Drive (called 50-foot wide) as recorded under Film Code No. 688283 of the Harris County Map Records, for the most easterly northeast corner of said Lot 1, Block 5 and an angle corner for the herein described tract, beginning a non-tangent curve to the left;

THENCE, in a northeast direction, along the south right-of-way of said Formaston Forest Drive, with the arc of said non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 81°38'23", an arc length of 71.24 feet, and a chord bearing North 70°31'47" East, 65.37 feet to a found 5/8-inch iron rod (bent) for the most westerly south corner of Lot 4, Block 4 of said Balmoral Sec 15 and an angle corner for the herein described tract;

THENCE, South 60°17'24" East, 20.00 feet, departing the south right-of-way of said Formaston Forest Drive, along the southwest line of said Lot 4, Block 4 to a found 3/4-inch iron rod for the west corner of Restricted Reserve "A" of said Balmoral Sec 15 and the south corner of said Lot 4, Block 4, same being an angle corner for the herein described tract;

THENCE, South 48°28'18" East, 39.33 feet along the southwest line of said Restricted Reserve "A" to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") in the northwest right-of-way of Balmoral Harbor Drive (called 60-foot wide) as recorded under Film Code No. 688928 of the Harris County Map Records, for the south corner of said Restricted Reserve "A" and the east corner of the herein described tract, beginning a non-tangent curve to the left;

THENCE, along the northwest right-of-way of said Balmoral Harbor Drive the following three (3) courses and distances:

- (i) In a southwest direction, with the arc of said non-tangent curve to the left, having a radius of 630.00 feet, a central angle of 02°44'32", an arc length of 30.15 feet, and a chord bearing South 40°09'26" West, 30.15 feet to a found 3/4-inch iron rod;
- (ii) South 38°47'10" West, 145.23 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") beginning a curve to the right;
- (iii) In a southwest direction, with the arc of said curve to the right, having a radius of 570.00 feet, a central angle of 04°58'07", an arc length of 49.43 feet, and a chord bearing South 41°16'13" West, 49.41 feet to a set "PK" nail in concrete (with brass disk stamped "Jones | Carter") for the south corner of the herein described tract;

THENCE, North 46°14'43" West, 45.01 feet, departing the northeast right-of-way of said Balmoral Harbor Drive to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner"), beginning a non-tangent curve to the left;

THENCE, in a northeast direction, with the arc of said non-tangent curve to the left, having a radius of 543.31 feet, a central angle of 06°56'03", an arc length of 65.75 feet, and a chord bearing North 40°53'18" East, 65.71 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner"), beginning a compound curve to the left;

THENCE, in a northwest direction, with the arc of said compound curve to the left, having a radius of 20.00 feet, a central angle of 132°15'31", an arc length of 46.17 feet, and a chord bearing North 26°07'09" West, 36.58 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner");

THENCE, South 86°36'21" West, 185.22 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner"), beginning a non-tangent curve to the right;

THENCE, in a northwest direction, with the arc of said non-tangent curve to the right, having a radius of 240.00 feet, a central angle of 19°03'52", an arc length of 79.86 feet, and a chord bearing North 83°47'18" West, 79.49 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner"), beginning a reverse curve to the left;

THENCE, in a northwest direction, with the arc of said reverse curve to the left, having a radius of 301.02 feet, a central angle of 16°53'29", an arc length of 88.74 feet, and a chord bearing North 83°47'18" West, 88.42 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner");

THENCE, South 87°45'06" West, 86.04 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner"), beginning a non-tangent curve to the right;

THENCE, in a northwest direction, with the arc of said non-tangent curve to the right, having a radius of 40.49 feet, a central angle of 92°48'16", an arc length of 65.59 feet, and a chord bearing North 38°02'25" West, 58.65 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner");

THENCE, North 08°39'57" East, 163.60 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner"), beginning a curve to the left;

THENCE, in a northwest direction, with the arc of said curve to the left, having a radius of 20.00 feet, a central angle of 100°54'49", an arc length of 35.23 feet, and a chord bearing North 41°47'30" West, 30.85 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner");

THENCE, South 87°45'06" West, 338.56 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner"), beginning a non-tangent curve to the left;

THENCE, in a southwest direction, with the arc of said non-tangent curve to the left, having a radius of 10.00 feet, a central angle of 148°00'32", an arc length of 25.84 feet, and a chord bearing South 13°43'59" West, 19.23 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner");

THENCE, South 33°38'14" West, 25.69 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") in the northeast line of Unrestricted Reserve "A" of Balmoral Crystal Lagoon as shown on a plat filed for record under Film Code No. 685573 of the Harris County Map Records, for an angle corner for the herein described tract, beginning a non-tangent curve to the left;

THENCE, in a northwest direction, along the northeast line of said Unrestricted Reserve "A", with the arc of said non-tangent curve to the left, having a radius of 200.00 feet, a central angle of 35°53'08", an arc length of 125.26 feet, and a chord bearing North 74°18'20" West, 123.23 feet to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner");

THENCE, South 87°45'06" West, 48.40 feet, continuing along the northeast line of said Restricted Reserve "A" to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") for an angle corner for said Unrestricted Reserve "A" and the herein described tract;

THENCE, North 02°14'54" West, 153.34 feet along the east line of said Unrestricted Reserve "A" to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") in the south right-of-way of Pearl Manor Drive (called 60-feet wide) as recorded under Film Code No. 689942 of the Harris County Map Records, for the northeast corner of said Unrestricted Reserve "A" and the most westerly northwest corner of the herein described tract;

THENCE, North 87°45'06" East, 37.21 feet along the south right-of-way of said Pearl Manor Drive to a set 3/4-inch iron rod (with cap stamped "Jones | Carter Property Corner") for the southeast corner of said Pearl Manor Drive and an angle corner for the herein described tract;

THENCE, North 02°14'54" West, 60.00 feet along the east right-of-way of said Pearl Manor Drive to a found 5/8-inch iron rod (with cap stamped "Survcon") for a point of curvature in the south line of said Lot 1, Block 6 and the northeast corner of said Pearl Manor Drive, same being an angle corner for the herein described tract;

THENCE, North 87°45'06" East, 100.00 feet along the south line of said Lot 4, Block 6 to the **POINT OF BEGINNING, CONTAINING** 8.353 acres of land in Harris County, Texas.

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02/01/2022 01:29 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$74.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS