



(a) as to the Lots in the Annexed Property, the square footage requirements of living areas as set forth in Article X, Section 28, shall be 1,500 square feet of living area in a single story unit and 1,700 square feet of living area if more than one story in height;

(b) in addition to the Base Annual Assessment provided for in the Declaration, a supplemental annual assessment (the "Supplemental Annual Assessment") shall be payable by the Owner of each Lot in Section 2, Phase 1, in the amount of \$360.00 per annum. The Supplemental Assessment shall be payable on the same basis as the Base Assessment and secured in the same manner and the Association shall have the same remedies and liens for nonpayment thereof as it has for nonpayment of the Base Annual Assessment. The Association shall, in return for and so long as the Supplemental Assessment is being assessed, perform normal and customary yard maintenance (which shall not include the obligation to remove or replace diseased or dead plants or trees which shall remain the obligation of the Lot Owner) with respect to the front yard area only of the Lots in Section 2, Phase 1. The Association shall have the right, at any time, to terminate its obligation to perform such front yard maintenance provided the Association also ceases at the same time to make the Supplemental Annual Assessment.

(v) all of the provisions of the Declaration, as heretofore or hereafter amended, except as modified with respect to the Annexed Property as set forth herein, shall apply to the Annexed Property with the same force and effect as if the Annexed Property were originally included in the Declaration as a part of the Initial Property; and

(vi) a vendor's lien is hereby reserved in favor of the Association, in the same manner as set forth in the Declaration, to secure collection of the Assessments provided for, authorized and contemplated by the Declaration.

(vii) an easement is hereby granted to the Association for the construction, operation, maintenance, replacement, upgrade and repair of a fence, landscaping, irrigation system and all appurtenances thereto, in, upon and across the real property more fully described in Exhibit "A" which is attached hereto and made a part hereof for all purposes; and

(viii) an easement is hereby granted to the Association 5 feet in width along the rear property line of each of Lots 2 through 18, and 62 through 64, Block A, Wood Glen, Section 2, Page 1, for the purpose of allowing landscaping and the construction of fences and/or walls thereon by the Association. The ownership of such fences and/or walls may, at the election of the Association, be retained by the Association. In addition, an easement is hereby granted to the Association to enter upon the remainder of the foregoing Lots to the extent necessary to maintain or repair any walls or fences constructed within the easements granted herein.

EXECUTED this 2<sup>nd</sup> day of June, 1998.

DECLARANT;

3406, LTD., A Texas limited partnership  
BY: DH REAL ESTATE INVESTMENT  
COMPANY, a Texas corporation, d/b/a  
DH Investment Company, its General  
Partner

By: \_\_\_\_\_

Name: David A. Hill

Title: President

THE STATE OF TEXAS           §

COUNTY OF ANGELINA       §

This instrument was acknowledged before me on the 2<sup>nd</sup> day of June, 1998, by David A. Hill, President of DH Real Estate Investment Company, a Texas corporation d/b/a DH Investment Company, general partner of 3406, LTD., a Texas limited partnership, on behalf of said limited partnership.

\_\_\_\_\_  
Notary Public, State of Texas

METES AND BOUNDS DESCRIPTION  
TRACT 1

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE DAVID CURRY SURVEY, ANTRACT NO. 130 SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 66.33 ACRE TRACT OF LAND DESCRIBED IN A DEED TO 3406, LTD. OF RECORD IN VOLUME 2607 PAGE 500 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 64, BLOCK A, WOOD GLEN SECTION 2, PHASE 1, A SUBDIVISION OF RECORD IN CABINET P SLIDES 322-324 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS, SAID TRACT OR PARCEL OF LAND BEING 210 SQUARE FEET OF LAND FOR THE PURPOSE OF A LANDSCAPE EASEMENT MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at an interior "ell" corner of Lot 61, Block "A" of said WOOD GLEN SECTION 2, PHASE 1, being the southeast corner of said Lot 64, Block A, WOOD GLEN SECTION 2, PHASE 1 for the southeast corner of the herein described tract;

THENCE with a northerly line of said Lot 61, Block "A", WOOD GLEN SECTION 2, PHASE 1, being the southerly line of said Lot 64, Block "A", WOOD GLEN SECTION 2, PHASE 1, for the southerly line of the herein described tract S 70°02'00"W 21.00 feet to a point for the southwesterly corner of the herein described tract;

THENCE for the northwesterly line of the herein described tract N26°25'50"E 29.00 feet to a point in a westerly line of said Lot 61, Block "A", WOOD GLEN SECTION 2, PHASE 1, being the easterly line of said Lot 64, Block "A", WOOD GLEN SECTION 2, PHASE 1 for the northeast corner of the herein described tract;

THENCE with a westerly line of said Lot 61, Block "A", WOOD GLEN SECTION 2, PHASE 1, being the easterly line of said Lot 64, Block "A", WOOD GLEN SECTION 2, PHASE 1 for the easterly line of the herein described tract S19°58'00"E 20.00 feet to the PLACE OF BEGINNING containing 210 square feet of land.

Prepared by TRIMBLE LAND SURVEYING, INC. This the 15<sup>th</sup> day of May, 1998.

METES AND BOUNDS DESCRIPTION  
TRACT 2

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130 SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 66.33 ACRE TRACT OF LAND DESCRIBED IN A DEED TO 3406, LTD. OF RECORD IN VOLUME 2607 PAGE 500 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 2, BLOCK A, WOOD GLEN SECTION 2, PHASE 1, A SUBDIVISION OF RECORD IN CABINET P SLIDES 322-324 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS, SAID TRACT OR PARCEL OF LAND BEING 200 SQUARE FEET OF LAND FOR THE PURPOSE OF A LANDSCAPE EASEMENT MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at an interior "ell" corner of Lot 1, Block "A" of said WOOD GLEN SECTION 2, PHASE 1, being the northeast corner of said Lot 2, Block A, WOOD GLEN SECTION 2, PHASE 1 for the northeast corner of the herein described tract;

THENCE with a easterly line of said Lot 1, Block "A", WOOD GLEN SECTION 2, PHASE 1, being the easterly line of said Lot 2, Block "A", WOOD GLEN SECTION 2, PHASE 1, for the easterly line of the herein described tract S 19°58'00"E 20.00 feet to a point for the southeast corner of the herein described tract;

THENCE for the southwesterly line of the herein described tract N64°58'00"W 28.28 feet to a point in a southerly line of said Lot 1, Block "A", WOOD GLEN SECTION 2, PHASE 1, being the northerly line of said Lot 3, Block "A", WOOD GLEN SECTION 2, PHASE 1 for the northwest corner of the herein described tract;

THENCE with a southerly line of said Lot 1, Block "A", WOOD GLEN SECTION 2, PHASE 1, being the northerly line of said Lot 2, Block "A", WOOD GLEN SECTION 2, PHASE 1 for the northerly line of the herein described tract N70°02'00"E 20.00 feet to the PLACE OF BEGINNING containing 200 square feet of land.

Prepared by TRIMBLE LAND SURVEYING, INC. This the 15<sup>th</sup> day of May, 1998.