



**ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**  
*for*  
**McCRARY MEADOWS**  
**[McCrary Meadows, Sections Six (6) and Seven (7)]**

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STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND   §

WHEREAS, Ventana Development McCrary, Ltd., a Texas limited partnership, as Developer, caused the "Declaration of Covenants, Conditions and Restrictions for McCrary Meadows" (the "**Declaration**") to be recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2016009332, which instrument imposes various covenants, conditions, and restrictions on the following real property:

McCrary Meadows, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20150182 of the Plat Records of Fort Bend County, Texas

and,

WHEREAS, the Declaration was amended by the "First Amendment to Declaration of Covenants, Conditions and Restrictions for McCrary Meadows" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2016122005; and

WHEREAS, the Declaration was further amended by the "Second Amendment to Declaration of Covenants, Conditions and Restrictions for McCrary Meadows" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2017117117; and

WHEREAS, the Declaration was further amended by the "Third Amendment to Declaration of Covenants, Conditions and Restrictions for McCrary Meadows" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2019080415; and

WHEREAS, the Declaration was further amended by the "Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for McCrary Meadows" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2020007226; and

WHEREAS, the Declaration, as amended, provides that, until the end of the Developer Control Period, additional land may be annexed and subjected to the provisions of the Declaration by Developer, without the consent of any other party, by filing for record an annexation instrument in the Official Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, by instrument entitled "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for McCrary Meadows [McCrary Meadows, Sections Two (2) and Three (3)]" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2017094029, Developer annexed the following real property and subjected the real property to the provisions of the Declaration, as amended, and the jurisdiction of McCrary Meadows Homeowner's Association, Inc. (the "**Association**"):

McCrary Meadows, Section Two (2), a subdivision in Fort Bend County Texas according to the map or plat thereof recorded under Plat No. 20170146 of the Plat Records of Fort Bend County, Texas  
and

McCrary Meadows, Section Three (3), a subdivision in Fort Bend County Texas according to the map or plat thereof recorded under Plat No. 20170169 of the Plat Records of Fort Bend County, Texas

and,

WHEREAS, by instrument entitled "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for McCrary Meadows, Section Four (4)" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2019015364, Developer annexed the following real property and subjected the real property to the provisions of the Declaration, as amended, and the jurisdiction of the Association:

McCrary Meadows, Section Four (4), a subdivision in Fort Bend County Texas according to the map or plat thereof recorded under Plat No. 20190035 of the Plat Records of Fort Bend County, Texas

and,

WHEREAS, Developer desires to annex the following real property (the "**Additional Land**") and subject the Additional Land to the provisions of the Declaration and the jurisdiction of the Association:

McCrary Meadows, Section Six (6), a subdivision in Fort Bend County Texas according to the map or plat thereof recorded under Plat No. 20200136 of the Plat Records of Fort Bend County, Texas

and

McCrary Meadows, Section Seven (7), a subdivision in Fort Bend County Texas according to the map or plat thereof recorded under Plat No. 20200152 of the Plat Records of Fort Bend County, Texas

and,

NOW, THEREFORE, Developer does hereby annex the Additional Land and subject the Additional Land to all of the covenants, conditions and restrictions set forth in the Declaration, as amended. All provisions of the Declaration, as amended, will apply to the Additional Land with the same force and effect as if the Additional Land was originally included in the property subject to the Declaration, including the provisions relating to the payment of Assessments to the Association. The Additional Land will be developed, improved, sold, used and enjoyed in accordance with, and subject to, the provisions of the Declaration, as previously and as hereafter amended. All provisions of the Declaration, as amended, will run with the Additional Land and be binding on all parties who may now or hereafter have or claim any right, title or interest in the Additional Land 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.


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

Executed on the date of the acknowledgement, to become effective upon recording in the Official Public Records of Real Property of Fort Bend County, Texas.

**DEVELOPER:**

**VENTANA DEVELOPMENT MCCRARY, LTD.,**  
a Texas limited partnership


By: McCrary Road, LLC,  
a Texas limited liability company  
its General Partner

By:   
James B. Grover, Jr., Co-Manager

STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND   §

BEFORE ME, a notary public, on this day personally appeared James B. Grover, Jr., Co-Manager of McCrary Road, LLC, General Partner of Ventana Development McCrary, Ltd., a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he executed this document for the purposes and in the capacity herein expressed.

Given under my hand and seal of office this 20 day of November, 2020.

  
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Notary Public in and for the State of Texas

