SATCO GF# COURTESY MEL $11.00

STATE OF TEXAS §

98- 0031990

COUNTY OF BEXAR §

ANNEXATION DECLARATION FOR SILVERBROOK SUBDIVISION, UNIT 1A

This Annexation Declaration is made the 25th day of February, 1998, by KAUFMAN AND BROAD OF TEXAS, LTD., d/b/a KAUFMAN AND BROAD OF SAN ANTONIO, hereinafter sometimes referred to as "Developer" and/or "Declarant".

1. **Authority**. By virtue of the provisions of Article 19 of that certain Declaration of Restrictions for Silverbrook Subdivision, Unit 1 (the "Declaration") recorded under Clerk's File Number 98-0014657, in the Official Records of Real Property of Bexar County, Texas, to which recorded instrument reference is hereby made for all purposes, Declarant reserved the right and authority to annex additional property to the Properties described therein, which additional property is described as all those lots in Silverbrook Subdivision, Unit 1A, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9539 at Page 49 in the Official Public Records of Bexar County, Texas. Kaufman And Broad Of Texas, Ltd., is the owner of Silverbrook Subdivision, Unit 1A, which subdivision was a part of the original development plan. Kaufman And Broad Of Texas, Ltd., as Successor Developer/Declarant ("Declarant") in exercise of the powers of annexation as provided in Article 19 of the Declaration duly executes this Annexation Declaration.

2. **Annexation**. Declarant, who is owner in fee simple absolute of the lots above referenced, and the buildings and all other improvements constructed or installed thereon, together with all easements, rights and appurtenances belonging thereto, hereby submits said lands, buildings and improvements to the covenants, restrictions, limitations, conditions and uses set forth in said Declaration, which are hereby adopted by reference, as well as to the terms, provisions and requirements of the Articles of Incorporation and Bylaws of Silverbrook Association, Inc.

3. **Effective Date**. This Annexation Declaration shall be effective upon the date of its recordation in the Official Public Records of Real Property of Bexar County, Texas. Owners of Lots in the areas so annexed shall, upon such effective date, become "Owners" within the meaning of such term as set out in the Declaration, and shall be fully responsible for the annual and special assessments and charges as set out therein; and, such Owners shall be deemed to have covenanted and agreed to pay the aforesaid assessments and charges and shall become members of Silverbrook Association, Inc. upon acceptance of a conveyance or other transfer of title to such Lots. On such effective date of this Annexation Declaration, Silverbrook Association, Inc. shall assume full responsibility for the maintenance of all annexed property in accordance with the terms of the Declaration.

VOL 7366 PG 1973

c3:\docs\silvbrok.1a

EXECUTED on the date first set forth above.

DECLARANT:

KAUFMAN AND BROAD OF TEXAS, LTD., a Texas limited partnership
d/b/a KAUFMAN AND BROAD OF SAN ANTONIO
By: KBSA, INC., a Texas corporation
General Partner

By: _____
Name: Herb Quiroga
Title: Vice President

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Herb Quiroga, Vice President of KBSA, INC., a Texas corporation, as General Partner of KAUFMAN AND BROAD OF TEXAS, LTD., a Texas limited partnership, d/b/a KAUFMAN AND BROAD OF SAN ANTONIO, on behalf of said partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 27th day of February, 1998.

TERRI L. HORN
Notary Public, State of Texas
My Commission expires
July 12, 2001

Notary Public, State of Texas

After recording return to:
KAUFMAN AND BROAD
ATTN: LEGAL DEPARTMENT
P. O. Box 5250
San Antonio, Texas 78201

c3:\docs\silvbrok.1a

Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid and unenforceable under Federal law.
STATE OF TEXAS, COUNTY OF BEXAR
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 Record of Real Property of Bexar County, Texas on:

MAR 04 1998

COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Mar 02 1998

At 5:02pm

Receipt #: 106985
Recording: 5.00
Doc/Mgmt : 6.00

Doc/Num : 98- 0031990

Deputy -Suzanne Ybarra

VOL 7366 PG 1975

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.