



SUPPLEMENT TO GOVERNING DOCUMENTS
FOR
ASSOCIATION OF EDWARDS LANDING, INC.

STATE OF TEXAS }
 }
COUNTY OF GALVESTON }

DOCUMENTS GOVERNING THE FOLLOWING SUBDIVISION:

Edwards Landing, recorded in Volume 17, Page 119, of the
Plat Records of Galveston County, Texas;

FILED OF RECORD IN COMPLIANCE WITH SECTION 202.006 OF THE TEXAS
PROPERTY CODE, AS PART OF THE DEDICATORY INSTRUMENTS GOVERNING THE
ABOVE-DESCRIBED SUBDIVISION

After Recording
Please Return to

Treece Law Firm
1020 Bay Area Blvd
Suite 200
Houston, Texas 77058

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FILED
In the Office of the
Secretary of State of Texas

OCT 11 1984

Clerk B
Corporations Section

ARTICLES OF INCORPORATION

OF

ASSOCIATION OF EDWARDS LANDING, INC.

A NON-PROFIT CORPORATION

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation (hereinafter called the "Association") is Association of Edwards Landing, Inc.

ARTICLE II

The Association is a non-profit corporation organized under the Texas Non-Profit Corporation Act.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The voting control of the Association is vested in the owners of individual lots ("Lots") and not in the developer.

ARTICLE V

The Association is organized and operated primarily to obtain manage, construct, maintain, preserve and provide for the architectural control of the Lots and common area ("Common Area") within a certain subdivided tract of real property described as follows:

EDWARDS' LANDING, an addition to the City of San Leon, Galveston County, Texas, according to the map or plat thereof recorded in Volume 17, Page 119, of the Map Records of Galveston County, Texas ("Subdivision");

and to promote the health, safety, and welfare of the owners of the Lots ("Owners") within the Subdivision and such additions thereto as may

hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions and Restrictions ("the Declaration") applicable to the Subdivision and recorded in the Official Public Records of Galveston County, Texas;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Association, including but not limited to all licenses, taxes or governmental charges levied or imposed on the property of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) Borrow money and, subject to the consent by vote or written instrument of two-thirds (2/3) of each class of members, mortgage, pledge, convey by deed of trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area to any municipality, public agency, authority or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and common areas, provided that any merger, consolidation or annexation shall have the consent by vote or written instrument of two-thirds (2/3) of each class of members; and

(g) Have and exercise any and all powers, rights and privileges that a corporation organized under the Texas Non-Profit Corporation Act by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the Association shall be financed by assessments on the Lots as provided in the Declaration, and no part of any net earnings shall inure to the benefit of any member.

ARTICLE VI

The street address of the initial registered office of the Association is One 1800 Bering Drive, Suite 1010, Houston, Texas 77057, and the name of its initial registered agent at such address is Bill E. King.

ARTICLE VII

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to the Declaration, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be an Owner. Every Owner of a Lot which is subject to an assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Unit which is subject to assessment by the Association.

ARTICLE VIII

The Association shall have two classes of voting members as follows:

Class A. Class A members shall be all Owners, with the exception of the Declarant (as such term is defined in the Declaration), and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any Lot owned by Class A members.

Class B. The Class B member(s) shall be the Declarant (as such term is defined in the Declaration), who shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership as provided in the Declaration.

ARTICLE IX

The number of directors constituting the initial board of directors of the Association is three (3), and the names and addresses of the persons who are to serve as the initial directors are:

<u>Name</u>	<u>Address</u>
E.Y. King	Highway 646 at Highway 146 P. O. Box 309 Kemah, Texas 77565
Paul G. King	Highway 646 at Highway 146 P. O. Box 309 Kemah, Texas 77565
John F. Koch	Highway 646 at Highway 146 P. O. Box 309 Kemah, Texas 77565

ARTICLE X

The name and street address of each incorporator are:

<u>Name</u>	<u>Address</u>
E.Y. King	Highway 646 at Highway 146 P. O. Box 309 Kemah, Texas 77565
Paul G. King	Highway 646 at Highway 146 P. O. Box 309 Kemah, Texas 77565
John F. Koch	Highway 646 at Highway 146 P. O. Box 309 Kemah, Texas 77565

Executed on October 1, 1984.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

E.Y. King
E. Y. King
Paul G. King
Paul G. King
John F. Koch
John F. Koch

I, Vikki J. Dudley, a notary public, do hereby certify that on October 1, 1984, personally appeared before me E.Y. King, Paul G. King and John F. Koch, known to me to be the persons whose names are subscribed to the foregoing document and, being by me first duly sworn, severally declared that the statements therein contained are true and correct.

In witness whereof I have hereunto set my hand and seal the day and year above written.

Vikki J. Dudley
Notary Public in and for Texas
Vikki J. Dudley
Name
My commission expires: 9/4/88

BEK7/W

Consent to Use of Name

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, the undersigned hereby waives all his rights to and covenants and agrees that Bill E. King may use the name "Association of Edwards Landing".

Executed this 10 day of Oct., 1984.

W. David Blunk, Jr.
W. David Blunk, Jr.



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The State of Texas

SECRETARY OF STATE

CERTIFICATE OF RESERVATION OF CORPORATE NAME OF

ASSOCIATION OF EDWARDS LANDING

The undersigned, as Secretary of State of the State of Texas, hereby certifies that the above corporate name has been reserved in this office for the exclusive use of W. DAVID BLUNK, JR. AUSTIN, TX for a period of one hundred twenty days after the date hereof, pursuant to the provision of Article 2.06 of the Texas Business Corporation Act.

Dated JUNE 20, 19 84.




Secretary of State

lbs

**BY-LAWS
OF
ASSOCIATION OF EDWARDS LANDING, INC.**

ARTICLE I

NAME AND LOCATION The name of the corporation is ASSOCIATION OF EDWARDS LANDING, INC , hereinafter referred to as the "Association" The principal office of the corporation shall be located in Galveston County, Texas, but meetings of members and directors may be held at such places as may be designated by the Board of Directors

ARTICLE II

DEFINITIONS

Section 1 "Association" shall mean and refer to ASSOCIATION OF EDWARDS LANDING, INC , its successors and assigns

Section 2 "Lot" shall mean and refer to any plat of land identified as a Lot or tract on the plat of the Subdivision

Section 3 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot or Lots which are a part of the Subdivision, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation

Section 4 "Declarant" shall mean and refer to Bill E. King, and his successors and assigns

Section 5 "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for Edwards Landing and recorded in the Real Property Records of Galveston County, Texas under Clerk's File No 8409229

Section 6 "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration

**BY-LAWS
OF
ASSOCIATION OF EDWARDS LANDING, INC.**

**ARTICLE III
MEETINGS OF MEMBERS**

Section 1 Annual Meetings. The first annual meeting of the Members shall be held one year from the date of incorporation of the Association and each subsequent regular annual meeting of the Members shall be held in the same month of each year thereafter, on a day and at an hour determined by the Board of Directors

Section 2 Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board of Directors or upon written request of the Members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership

Section 3 Notice of Meetings. Written notice of the annual meeting and each Special Meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote, addressed to the member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4 Quorum. The presence at the meeting of Members and proxies eligible to cast one-third (1/3) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the Members eligible to vote shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5 Proxies. At all meetings of Members, each Member who is eligible may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be

**BY-LAWS
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ASSOCIATION OF EDWARDS LANDING, INC.**

revocable and shall automatically cease upon conveyance by the Member of his Lot

Section 6 Action Without a Meeting of the Members Any action which may be taken at a meeting of the members may be taken without a meeting if a consent in writing setting forth the action to be taken, shall be signed by all of the members

ARTICLE IV

BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE

Section 1 Number The affairs of this Association shall be managed by a Board of five (5) directors, who need not be members of the Association Members who are in default in excess of thirty (30) days in the payment of any assessment levied by the Association are not eligible to hold office in the Association,

Section 2 Term of Office At the first annual meeting the members shall elect two Directors for a term of one year and three Directors for a term of two years, and at annual meetings thereafter, the Members shall elect Directors for two year terms as needed to restore Board membership to five Directors

Section 3 Removal, Resignation or Death and Appointment of Successor Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association A meeting to consider the removal of a director may be called and noticed following the procedures provided in these bylaws The notice of the meeting shall state that the issue of possible removal of the director will be on the agenda

In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor

Section 4. Compensation No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties

**BY-LAWS
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Section 5 Action Taken Without a Meeting The directors shall have the right to take an action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

**ARTICLE V
NOMINATION AND ELECTION OF DIRECTORS**

Section 1 Nomination Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine to be appropriate but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members or non-members.

Section 2 Election Election to the Board of Directors shall be by secret written ballot. As such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Articles of Incorporation and the Declaration. There shall be no cumulative voting. The person receiving the largest number of votes shall be elected.

**BY-LAWS
OF
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**ARTICLE VI
MEETINGS OF DIRECTORS**

Section 1 Regular Meetings Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then the meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2 Special Meetings Special meetings of the Board of Directors shall be held when called by the President of the Association or by any two Directors, after not less than three (3) days notice to each Director.

Section 3 Quorum A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 4 Action Without a Meeting Any action which may be taken at a meeting of the directors may be taken without a meeting if a consent in writing, setting forth the action to be taken, shall be signed by all of the directors.

**ARTICLE VII
POWERS AND DUTIES OF THE BOARD OF DIRECTORS**

Section 1 Powers The Board of Directors shall have power to do the following:

- (a) Adopt, amend, repeal and enforce Rules and Regulations and enforcement provisions as it deems necessary or desirable with respect to the interpretation and implementation of the Declaration, the operation of the Association, and the use of property and Lots within the Subdivision.
- (b) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-

**BY-LAWS
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Laws, the Articles of Incorporation, or the Declaration

(c) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors

(d) Employ a manager, an independent contractor or such other employees as they deem necessary and to prescribe their duties

Section 2 Duties It shall be the duty of the Board of Directors to do the following

(a) Cause to be kept a complete record of all its acts and corporate affairs

(b) As more fully provided in the Declaration, to

(1) Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each calendar year:

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid or to bring an action at law against the owner personally obligated to pay the same, as it may deem appropriate.

(c) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment

(d) Procure and maintain adequate liability and hazard insurance on any property owned by the Association

(e) Cause all officers or employees having fiscal responsibilities to be bonded, as it may

BY-LAWS
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deem appropriate

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1 Enumeration of Offices The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer and such other officers as the Board may from time to time by resolution create

Section 2 Election of Officers The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members

Section 3 Term The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve

Section 4 Special Appointments The Board may elect such other officers as the affairs of the Association may require each of whom shall hold office for such period have such authority, and perform such duties as the Board may, from time to time, determine

Section 5 Resignation and Removal Any officer may be removed from office with or without cause by the Board Any officer may resign at any time giving written notice to the Board, the president or the secretary Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective

Section 6 Vacancies A vacancy in any office may be filled by appointment by the Board The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces

Section 7 Multiple Offices The offices of secretary and treasurer may be held by the same person No person shall simultaneously hold more than one of any of the other offices except in

**BY-LAWS
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the case of special offices created pursuant to Section 4 of this Article

Section 8 Duties. The duties of the officers are as follows.

President

(a) The president shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board are carried out, shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members, keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association, keep proper books of account, cause a periodic review of the Association books to be made by a public accountant, and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting.

**BY-LAWS
OF
ASSOCIATION OF EDWARDS LANDING, INC.**

**ARTICLE IX
COMMITTEES**

The Board of Directors may serve as the Architectural Control Committee or appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. The Board may designate one of the members of the Architectural Control Committee to act for the Committee without consulting the other member. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

**ARTICLE X
BOOKS AND RECORDS**

The books, records and papers of the Association shall, during reasonable business hours be subject to reasonable inspection by any Member pursuant to such rules as the Board may from time to time adopt. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.

**ARTICLE XI
INDEMNIFICATION**

Each director and officer of the Corporation shall be indemnified by the Corporation against any costs and expenses including attorneys fees actually and necessarily incurred in connection with the defense of any civil, criminal, administrative or other claim, action, suit or proceeding (whether by or in the right of the Corporation or otherwise) in which he may become involved or with which he may be threatened, by reason of his being or having been a director or officer of the Corporation and against any payments in settlement of any such claim, action, suit or proceeding or in satisfaction of any related judgment, fine or penalty upon receipt by the

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Corporation of an opinion of independent legal counsel that he acted in good faith and in a manner he reasonably believed to be in or not opposed to the interests of the Corporation, and in respect of any criminal action that he reasonably believed that his conduct was lawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create an assumption that the director or officer did not act in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interest of the Corporation, and in respect of any criminal action or proceeding did not reasonably believe that his conduct was lawful. The foregoing indemnification shall not be deemed exclusive of any other rights to which any director, as a matter of law or otherwise, both as to action in his official capacity and as to action in another capacity while holding each office and shall continue as to a person who has ceased to be a director or officer and shall inure to the benefit of the heirs, executors and administrators of such a person.

Notwithstanding the provisions of the preceding paragraph, no person shall be entitled to indemnification pursuant thereto in relation to any matter as to which indemnification shall not be permitted by law.

The Corporation may purchase and maintain insurance on behalf of any person who is or was an officer or director of the Corporation against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Corporation would have the power to indemnify him against such liability under the preceding provisions of this Article or applicable provisions of law.

**ARTICLE XII
PAST DUE ASSESSMENTS**

As more fully provided in the Declaration, each Member is obligated to pay to the

**BY-LAWS
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Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within twenty (20) days after the due date, a late charge may be imposed. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of the lesser of the rate eighteen per cent (18%) per annum or the maximum rate permitted by law, and interest, costs and attorney's fees of any collection effort shall be added to the amount of such assessment. Additionally, the voting rights of a Member shall be suspended during any period in which such Member shall be in default in excess of thirty (30) days in the payment of any assessment levied by the Association. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

**ARTICLE XIII
CORPORATE SEAL**

The Association shall have a seal in circular form having within its circumference the words ASSOCIATION OF EDWARDS LANDING, INC.

**ARTICLE XIV
AMENDMENTS**

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control, and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

BY-LAWS
OF
ASSOCIATION OF EDWARDS LANDING, INC.

ARTICLE XV
MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation

IN WITNESS WHEREOF, we, being all of the directors of the ASSOCIATION OF EDWARDS LANDING, INC , have hereunto set our hands this 19 day of July, 2001

Mary Blankenship
(signature)
Gary Blankenship
(print name)

Jim Cannon
(signature)
JIM CANNON
(print name)

Robert K Hayes
(signature)
Robert K. Hayes
(print name)

AFFIDAVIT REGARDING AUTHENTICITY OF DOCUMENTS

STATE OF TEXAS }
 }
COUNTY OF GALVESTON }

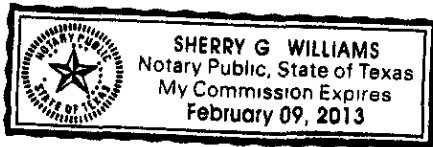
KNOW ALL MEN BY THESE PRESENTS:

THAT the foregoing and attached documents, including the Articles of Incorporation of Association of Edwards Landing and Bylaws of Association of Edwards Landing are true, correct and complete photocopies of the original documents which were adopted in connection with the development of Association of Edwards Landing, a Texas Non-Profit Corporation, and all of the properties governed thereby. Such documents constitute all of the "dedicatory instrument", as such term is defined within Section 202.001(1) of the Texas Property Code, save and except those which have previously been filed/recorded in the Official Public Records of Real Property of Galveston County, Texas. The foregoing and attached documents are hereby filed/recorded in compliance with the mandate of Section 202.006 of the Texas Property Code.

All facts recited and statements made herein are true, correct and in all respects accurate."

Glenna Shultz
Signature
Position President
Association of Edwards Landing, Inc.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 9th day of July, 2012.



Sherry G. Williams
NOTARY PUBLIC - STATE OF TEXAS

After Filing
Please Return to:

Treece Law Firm
1020 Bay Area Blvd., Suite 200
Houston, Texas 77058

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Dwight D. Sullivan 2012038422

July 20, 2012 10 37 41 AM

FEE \$96 00

Dwight D Sullivan, County Clerk
Galveston County, TEXAS