

To:

236862

RECORD VOL. 607 PAGE

Quail Valley East Subd., Sec. III.  
AMENDMENT TO ANNEXATION OF QUAIL VALLEY EAST SECTION 3

THE STATE OF TEXAS

COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS: THAT

WHEREAS, by that certain instrument designated as Restrictions, executed by Coronado Motor Hotels, Inc. by MacNaughton & Co., Agent and Attorney in Fact on April 28, 1972 and recorded in Volume 565, Page 305, Deed Records of Fort Bend County, Texas, that certain tract and parcel of land containing 65.5097 acres therei described and known as Quail Valley East, Section One (hereinafter called "Section One") was encumbered and subject to those certain easements and restrictions describe in said instrument, to which said instrument reference is here made for more particula description and all other pertinent purposes; and

WHEREAS, Paragraph 37 (Annexation) of said restrictions provided as follows, to-wit:

37. Additional residential property and common area may be annexed to the property with the consent of two-thirds (2/3) of each class of membership. However, upon the submission and approval by FHA and Va of a general plan of the entire development, and upon the subsequent approval of each stage of development, such additional stage may be annexed by the Board of Directors with the Associations' consent. Annual assessments for annexed areas should commence as to all lots on the first day of the month following conveyance of the first property to an owner-occupant. It also shall be a condition precedent to the provisions of this paragraph becoming in any way effective and enforceable, that appropriate reference to this paragraph be made in the restrictive covenants imposed upon any such additional section thereby adopting the provisions of this instrument to the end that the restrictions and maintenance charge imposed on all sections be construed and administered collectively and in harmony with each other.

WHEREAS, J. S. Building Co., is the owner of certain property within the area contiguous to the East boundary line for Section One containing 21.5436 acres of land in the County of Fort Bend, State of Texas, known as Quail Valley East, Section Three and which is more particularly described as follows:

Being 21.5436 acres of land located in the David Bright League, Abstract No. 13, Fort Bend County, Texas, according to the Plat thereof, recorded in Volume 11, Page 1, of the Map Records of Fort Bend County, Texas ("Section Three"); and

WHEREAS, detailed plans for the development of Section Three have heretofore been submitted to and approved by the Federal Housing Administration and the Veteran Administration as required by the foregoing Paragraph 37 of restrictions, and J. S. Building Co., as the owner of Section Three desires to annex Section Three to Section One and to extend and include to Section Three by such annexation all of the easements and restrictions and all other applicable terms of Restrictions.

NOW, THEREFORE, J. S. Building Co., hereby annexes Section Three to Section One under and pursuant to the provisions of Paragraph 37 of Restrictions, and declares that all of the property comprising Section Three shall be held, sold and conveyed subject to the easements and restrictions contained in Restrictions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property covered thereby. The easements and restrictions shall be binding upon all parties having or acquiring any right, title or interest in Section Three or any part thereof, and shall inure to the benefit of each owner thereof.

That Houston Citizens Bank & Trust Co. holder of the lien covering property comprising Quail Valley East, Section Three join in placing the above restrictions reservations, easements and covenants on Quail Valley East, Section Three, and each and every homesite, tract, lot or parcel of land therein, and agree that the Dedication

restrictions, easements and covenants shall continue in full force and effect and be binding upon the said Houston Citizens Bank & Trust Co., their successors and assigns and legal representatives.

This is an amendment and a correction of the original Annexation of Quail Valley East Subdivision, Section Three recorded in Volume 567, Page 490, of the Deed Record of Fort Bend County, Texas.

DATED this 13th day of December, 1973.



ATTEST:

*[Signature]*  
Secretary

J. S. BUILDING CO.

By *[Signature]*  
Vice President

ATTEST:

*[Signature]*  
Asst. Secretary

QUAIL VALLEY EAST COMMUNITY ASSOCIATION, INC.

By *[Signature]*  
President

ATTEST:

*[Signature]*  
Asst. Cashier

HOUSTON CITIZENS BANK & TRUST CO.

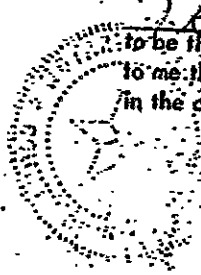
By *[Signature]*  
S.R. Vice President

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared *[Signature]*, Vice President of J. S. Building Co., known to me to be the person and officer whose name is subscribed hereto and who acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office this 14th day of December, 1973.



*[Signature]*  
Notary Public in and for Harris County, Texas

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared *[Signature]*, President of Quail Valley East Community Association, Inc. known to me to be the person and officer whose name is subscribed hereto and who acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office this 14th day of December, 1973.

*[Signature]*  
Notary Public in and for Harris County, Texas

THE STATE OF TEXAS  
COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared Perry Russell, Vice President of Houston Citizens Bank & Trust Co., known to me to be the person and officer whose name is subscribed hereto and who acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office this 14<sup>th</sup> day of December, 1973.

FILED FOR RECORD

AT 3:30 O'CLOCK P.M.

DEC 17 1973

Ella Macek  
County Clerk Fort Bend Co., Tex.

Lois Lachna  
Notary Public in and for Harris County, Texas  
LOIS LACHNA  
Notary Public in and for Harris County, Texas  
My Comm. Expires Dec. 1, 1975

Recorded this the 18 day of December A.D. 1973 at 4:30 O'Clock P.M.  
Betty Engelhardt Deputy  
Ella Macek, County Clerk  
Fort Bend County, Texas

State of Texas  
County of Fort Bend,

I, Blaine Wilson, County Clerk of Fort Bend County, Texas do hereby certify that the foregoing is a true and correct copy of the original record now on file and/or recorded by me in the records as stamped hereon by me.

Blaine Wilson  
Blaine Wilson, County Clerk  
Fort Bend County, Texas

By Mary Marshall Deputy

MARY MARSHALL