

COMPARED

Metropolitan Dev. Corp.,

REC'D VOL. 586 PAGE 636

To:

Quail Valley East Subd., Sec. IV 223221

ANNEXATION OF QUAIL VALLEY EAST SUBDIVISION

SECTION 4

THE STATE OF TEXAS

I

COUNTY OF FORT BEND

I

KNOW ALL MEN BY THESE PRESENTS: THAT;

WHEREAS, by that certain instrument designated as Restrictions, executed by METROPOLITAN DEVELOPMENT CORPORATION on April 19, 1972, and recorded in the Office of County Clerk of Fort Bend County, Texas, in Volume 564, Pages 391-402, Deed Records of Fort Bend County, Texas, that certain tract and parcel of land containing 41.881 acres therein, described and known as Quail Valley East Subdivision, Section Two, (hereinafter called "Section Two") was encumbered and subject to those certain easements and restrictions described in said instrument, to which said instrument reference is here made for more particular description and all other pertinent purposes: and

WHEREAS, Paragraph 36 (Annexation) of said Restrictions provided as follows, to-wit:

36. Additional residential property and common area may be annexed to the properties 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 stages may be annexed by the Board of Directors without obtaining homeowners' 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; and

WHEREAS, METROPOLITAN DEVELOPMENT CORPORATION is the owner of certain property contiguous to the East Boundary Line of Section 2 containing 71.182 acres of land in the County of Fort Bend, State of Texas, which has been heretofore platted and subdivided into that certain subdivision known as Quail Valley East Subdivision, Section Four, according to the plat filed for record in the Office of the Clerk of Fort Bend County, Texas, in Volume 12, Page 3 of the Map Records thereof, does hereby annex those referenced restrictions, reservations, covenants, and easements to apply uniformly to the use, occupancy, and conveyance of all lots in said Quail Valley East Subdivision, Section Four, (described below), for the benefit of the present and future owners of said lots and the QUAIL VALLEY EAST COMMUNITY ASSOCIATION, INC:

STATE OF TEXAS
COUNTY OF FORT BEND
I, the undersigned, do hereby certify that the above and foregoing is the true and correct copy of the same as the same appears on file and recorded in the appropriate records of Fort Bend County, Texas.



Deanne S. Givens
County Clerk
Fort Bend County, Texas

Mary Marshall Deputy
MARY MARSHALL

Section 4, Totalling 267 Lots

BLOCK	LOTS
13	15-24
29	1-43
18	1-23
19	1-18
20	1-41
21	1-31
22	1-26
23	1-38
24	1-19
28	1
26	1-13
27	1-4

Minimum Square Footage Within Improvements

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than the minimum square footages shown below:

BLOCK	LOTS	FOR A ONE STORY DWELLING	FOR A 1 1/2, 2 STORY DWELLING
13	15-24	1,200 Square Feet	720 Square Feet
29	1-43	1,200 Square Feet	720 Square Feet
18	1-23	1,200 Square Feet	720 Square Feet
19	1-18	1,200 Square Feet	720 Square Feet
20	1-21	1,200 Square Feet	720 Square Feet
20	22-41	1,600 Square Feet	960 Square Feet
21	1-31	1,200 Square Feet	720 Square Feet
22	1-26	1,600 Square Feet	960 Square Feet
25	1-38	1,200 Square Feet	720 Square Feet
24	1-19	1,200 Square Feet	720 Square Feet
28	1	1,200 Square Feet	720 Square Feet
26	1-13	1,200 Square Feet	720 Square Feet
27	1-4	1,200 Square Feet	720 Square Feet
		1,600 Square Feet	960 Square Feet

WHEREAS, METROPOLITAN DEVELOPMENT CORPORATION is concerned with the health and welfare of the residents of the subdivision, and believes that the requirement of a trash compacting device would further the health and welfare of property owners of the subdivision; and

WHEREAS, detailed plans for the development of Section Four have heretofore been submitted to and approved by the Federal Housing Administration and the Veteran's Administration as required by the foregoing Paragraph 36 of Restrictions, and METROPOLITAN DEVELOPMENT CORPORATION, as the owner of Section Four, desires to annex Section Four to Section Two and to extend and include to Section Four by such annexation all of the easements and Restrictions and all other applicable terms of Restrictions;

NOW, THEREFORE, METROPOLITAN DEVELOPMENT CORPORATION hereby annexes Section Four to Section Two under and pursuant to the provisions of Paragraph 36 of the Restrictions, and declares that all of the property comprising Section Four 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

STATE OF TEXAS
COUNTY OF FORT BEND:

The above and foregoing is a true and correct copy as the same appears on file and recorded in the appropriate records of Fort Bend County, Texas.

I hereby certify, on January 18, 1957



Samuel G. Fisher
County Clerk
Fort Bend County, Texas

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 Four, or any part thereof, and shall inure to the benefit of each owner thereof; and

FURTHER, METROPOLITAN DEVELOPMENT CORPORATION hereby imposes as an additional restriction on the Section Four property the requirement that all dwelling units built therein be equipped with a trash compacting device and that such device be kept in operating condition.

DATED this 21st day of MARCH, 1973.

METROPOLITAN DEVELOPMENT CORPORATION

By [Signature]
President

ATTEST:

[Signature]
Secretary

QUAIL VALLEY EAST COMMUNITY ASSOCIATION, INC.

By [Signature]
President

ATTEST:

[Signature]
Secretary

STATE OF TEXAS
COUNTY OF FORT BEND

The above and foregoing is a true and correct copy as the same appears on file and recorded in the appropriate records of Fort Bend County, Texas.

I hereby certify, on November 18, 1987



[Signature]
County Clerk
Fort Bend County, Texas


[Signature]
Deputy

MARY MARSHALL

THE STATE OF TEXAS I
COUNTY OF HARRIS I

USED VOL. 586 PAGE 639

BEFORE ME, the undersigned authority, on this day personally appeared H. J. BUCKLEY, PRESIDENT of QUAIL VALLEY EAST COMMUNITY ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of said Corporation.
GIVEN under my hand and seal of office on this the 21st day of March, 1973.

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


THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared James H. Albert, Vice President of CONTINENTAL BANK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of said Bank.
GIVEN under my hand and seal of office on this the 21 day of March, 1973.

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

STATE OF TEXAS
COUNTY OF FORT BEND
The above and foregoing is a true and correct copy as the same appears on file and recorded in the appropriate records of Fort Bend County, Texas.
I hereby certify, on February 14, 1987

[Signature]
County Clerk
Fort Bend County, Texas
[Signature] Deputy
MARY MARSHALL

Continental Bank, owner and holder of a ... against the above described property, said lien being evidenced by an instrument of record in Volume 249, Page 147, of the Mortgage Records of Fort Bend County, Texas, do hereby in all things subordinate to said subdivision, restrictions and dedication of said lien, and I hereby confirm that Continental Bank is the present owner of said lien and has not assigned the same or any part thereof.

CONTINENTAL BANK as Lien Holder

By [Signature]
Vice President

ATTEST:
[Signature]
Assistant Cashier

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES L. SOWELL, PRESIDENT of METROPOLITAN DEVELOPMENT CORPORATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of said Corporation.

GIVEN under my hand and seal of office on this the 21st day of March, 1973.

[Signature]
Notary Public in and for
Harris County, Texas
FILED FOR RECORD
AT 2:30 o'clock P.M.
MAR 26 1973

[Signature]
County Clerk, Fort Bend, Co., Tex.

Duly Recorded this the 27 day of March A.D. 1973 at 4:30 O'Clock P.M.
By [Signature] Deputy
Ella Macek, County Clerk
Fort Bend County, Texas

UNRECORDED