

COMPARED

REB VOL. 628 PAGE 8

251262

ANNEXATION OF QUAIL VALLEY EAST SUBDIVISION

SECTION V

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS: T

COUNTY OF FORT BEND §

WHEREAS, by that certain instrument designated as Restri executed by METROPOLITAN DEVELOPMENT CORPORATION on April 19, and recorded in the Office of the County Clerk of Fort Bend C Texas, in Volume 564, Pages 391-402, Deed Records of Fort Ben Texas, that certain tract and parcel of land containing 41.86 therein described and known as QUAIL VALLEY EAST SUBDIVISION, SECTION II, (hereinafter called "Section II"), was encumbered and subject to those certain easements and restrictions desc: in said instrument, to which instrument reference is here made: more particular description and all other pertinent purposes;

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

36. Additional residential property and common area may be ar annexed to the properties with the consent of two thirds (2/3) c each class of membership. However, upon the submission and at approval by FHA and VA of a general plan of the entire developm and upon the subsequent approval of each stage of development, such additional stages may be annexed by the Board of Director without obtaining homeowners' consent. Annual Assessments for annexed areas should commence as to all lots on the first day the month following conveyance of the first property to an owner-occupant. It also shall be a condition precedent to the provisions of the paragraph becoming in any way effective and forceable, that appropriate reference to this paragraph be mad 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 c all sections be construed and administered collectively and in harmony with each other; and

WHEREAS, METROPOLITAN DEVELOPMENT CORPORATION is the ownc of certain property contiguous to certain Boundary Lines of Se tion IV of QUAIL VALLEY EAST SUBDIVISION, which has previously been annexed to Section II of QUAIL VALLEY EAST SUBDIVISION, which property contains 69.676 acres of land in the County of Bend, State of Texas, which has heretofore been platted and su divided into that certain subdivision known as QUAIL VALLEY EA: SUBDIVISION, SECTION V, according to the plat filed for record in the Office of the Clerk of Fort Bend County, Texas, in Volur 15, 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 V, (descri below) for the benefit of the present and future owners of said lots and the QUAIL VALLEY EAST COMMUNITY ASSOCIATION, INC.:

Section V, Totaling 297 Lots

<u>BLOCK</u>	<u>LOTS</u>
24	20-38
25	1-38
26	14-37
27	5-43
28	2-13
29	1-39
30	1-56
31	1-27
32	1-43

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:

FOR A ONE STORY DWELLING

FOR A 1-1/2, 2 STORY DWELLING

1,200 Square Feet

720 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, since the hereinabove referenced restrictions were executed by METROPOLITAN DEVELOPMENT CORPORATION on April 19, 1972, and later recorded, the Houston Light & Power Company has contractually required the METROPOLITAN DEVELOPMENT CORPORATION to impose certain additional deed restrictions on all subsequent sections of QUAIL VALLEY EAST SUBDIVISION, pertaining to the usage of the underground utilities system installed by Houston Light and Power Company;

WHEREAS, detailed plans for the development of Section V 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 V, desires to annex Section V to Section II and to extend and include to Section V by such annexation all of the easements and Restrictions and all other applicable terms of Restrictions;

NOW, THEREFORE, METROPOLITAN DEVELOPMENT CORPORATION her annexes Section V to Section II under and pursuant to the provisions of Paragraph 36 of the Restrictions, and declares that all of the property comprising Section V 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 real property covered thereby. The easements and restrictions shall be binding upon all parties having or acquiring any right title or interest in Section V, 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 V property the requirement that all dwelling units build therein be equip with a trash compacting device and that such device be kept in operating condition.

DATED on this the 16th day of September, A. D., 1974.

METROPOLITAN DEVELOPMENT CORPORATION

[Signature]
President

ATTEST:

Secretary

QUAIL VALLEY EAST COMMUNITY ASSOCIATION, INC.,

By *[Signature]*
President

ATTEST:

Secretary

HAMPTON C. ROBINSON, JR., owner and holder of a lien against the above described property, said lien being evidenced by an instrument of record in Volume 203, Page 345 of the Deed of Trust Records of Fort Bend County, Texas, does hereby in all things subordinate to said subdivision, restrictions and dedication of said lien, and I hereby confirm that HAMPTON C. ROBINSON, JR., is the present owner of said lien and has not assigned the same or any part thereof.


Hampton C. Robinson Jr
HAMPTON C. ROBINSON, JR.,

THE STATE OF TEXAS §
COUNTY OF HARRIS §

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 18TH day of *September*, A. D., 1974.

Patricia Cowley
Notary Public in and for
Harris County, Texas



THE STATE OF TEXAS §
COUNTY OF HARRIS §

BOOK VOL. 628 PAGE 85

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 there stated and as the act and deed of said Corporation.

GIVEN under my hand and seal of office on this the 18th day of September, A. D., 1974.

Patricia C. Cunniff
Notary Public in and for
Harris County, Texas