

COMPARED

Metropolitan Development Corp.

DEED VOL 564 PAGE 391

To:

Quail Valley East Subd., Sec. 2

207291

RESTRICTIONS

THE STATE OF TEXAS
COUNTY OF HARRIS

I
I

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, METROPOLITAN DEVELOPMENT CORPORATION, a Texas Corporation, (hereinafter called Metropolitan) being owners of that certain 41.881 acre tract of land which has been heretofore platted and sub-divided into that certain subdivision known as QUAIL VALLEY EAST SUBDIVISION, SECTION 2, according to the plat filed for record in the office of the Clerk of Fort Bend County, Texas, in Volume 9, Page 11 of the Map Records thereof, does hereby establish, adopt, and promulgate the following reservations, restrictions, covenants, and easements to apply uniformly to the use, occupancy, and conveyance of all lots in said Quail Valley East Subdivision, Section 2 (described below) for the benefit of the present and future owners of said lots and the Quail Valley East Community Association, Inc.:

Section 2, Totaling 132 Lots

Block 12:	Lots 1 through 7	Block 15:	Lots 1 through 38
Block 13:	Lots 1 through 14	Block 16:	Lots 1 through 28
Block 14:	Lots 1 through 23	Block 17:	Lots 1 through 22

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:

<u>BLOCK</u>	<u>LOTS</u>	<u>FOR A ONE STORY DWELLING</u>	<u>FOR A 1 1/2, 2 STORY DWELLING</u>
12	1 through 5	1,600 Square Feet	960 Square Feet
14	1 through 23	1,600 Square Feet	960 Square Feet
15	19 through 38	1,600 Square Feet	960 Square Feet
12	6 through 7	1,400 Square Feet	840 Square Feet
15	1 through 18	1,400 Square Feet	840 Square Feet
16	14 through 28	1,400 Square Feet	840 Square Feet
13	1 through 14	1,200 Square Feet	720 Square Feet
16	1 through 13	1,200 Square Feet	720 Square Feet
17	1 through 22	1,200 Square Feet	720 Square Feet

1. Single Family Residential Construction

No building shall be erected, altered or permitted to remain on any lot other than one detached single family residential dwelling not to exceed two and one half (2 1/2) stories in height and a private garage for not less than two (2) nor more than three (3) cars and bona fide servants' quarters which structures shall not exceed the main dwelling in height or number of stories and which structure may be occupied only by a member of the family occupying the main residence on the building site or by domestic servants employed on the premises.

2. Architectural Control

No building or improvements of any character shall be erected or placed or the erection begun, or changes made in the design thereof after original construction, on any lot until the construction plans and specifications and a plot plan showing the location of the structure or improvements has been submitted to and approved by the Architectural Control Committee consisting of J. H. MacNaughton, W. E. Daniels, Dick Conger, and H. J. Buckley, or its assignee hereinafter provided for as to compliance with these restrictions, as to quality of material, harmony of external design with existing and proposed structures and as to location with respect to topography and finish grade elevations. In the event the Committee fails to approve or disapprove within thirty (30) days after the receipt of the required documents, approval will not be required and the related covenants set out herein shall be deemed to have been fully satisfied.

3. Location of the Improvements Upon the Lot

No building shall be located on any lot nearer to the front line or nearer to the street side line than the minimum building setback line shown on the recorded plat. No building shall be located on any lot nearer than ten (10) feet to any side street line. The main residential structure (exclusive of detached garages and out buildings) shall be located no less than fifteen (15) feet from the rear property line. Subject to the provisions of Paragraph 4, no part of the house building shall be located nearer than five (5) feet to an interior lot line except where the adjoining house building is located more than five (5) feet from the same interior lot line, in which event one house building may be located no nearer than three (3) feet from said interior lot line, provided, that the adjoining house building is located at least seven (7) feet from the same interior lot line to the effect that a minimum of ten (10) feet is maintained between adjacent main residential house buildings. A garage or other permitted accessory building located seventy (70) feet or more from the front lot line may be a minimum distance of three (3) feet from an interior lot line. For the purposes of this covenant, caves, steps and unroofed terraces shall not be considered as part of a building provided, however, that this shall not be construed to permit any portion of the construction on a lot to encroach upon another lot.

4. Composite Building Site

Any owner of one or more adjoining lots or portions thereof may consolidate such lots or portions into one building site with the privilege of placing or constructing improvements on such resulting site in which case setback lines shall be measured from the resulting side property lines rather than from the lot lines as indicated on the recorded plat. Any such composite building site must have a frontage at the building setback line of not less than the minimum frontage of the lots in the same block.

5. Utility Easements

Easements for installation and maintenance of utilities are reserved as shown and provided for on the recorded plat and no structure shall be erected upon any of said easements. Neither Metropolitan Development Corporation or any utility company using the easements shall be liable for any damage done by either of them or their assigns, their agents, employees or servants to shrubbery, trees, flowers or improvements of the owner located on the land covered by said easements.

6. Prohibition of Offensive Activities

No activity, whether for profit or not, shall be carried on any lot which is not related to single family residential purposes. No noxious or offensive activity of any sort shall be permitted nor shall anything be done on any lot which may be or become an annoyance or a nuisance to the neighborhood.

7. Use of Temporary Structures

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence. Temporary structures used as building offices and for other related purposes during the construction period must be inconspicuous and sightly.

8. Storage of Automobiles, Boats, Trailers and Other Vehicles.

No boat trailers, boats, travel trailers, inoperative automobiles, campers, or vehicles of any kind are to be semi-permanently stored in the public street right-of-way or on driveways. Permanent and semi-permanent storage of such items and vehicles must be screened from public view, either within the garage or behind the fence which encloses the rear of the lot. Semi-permanent is defined as exceeding a twelve (12) hour period of time.

9. Mineral Operations

No oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any lot, nor shall any wells, tanks, tunnels, mineral excavation, or shafts be permitted upon or in any lot. No derrick or other structures designed for the use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

10. Animal Husbandry

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other common household pets may be kept provided that they are not kept, bred or maintained for commercial purposes.

11. Walls, Fences and Hedges

No walls, fence or hedge in excess of three(3) feet shall be erected or maintained nearer to the front lot line than the walls of the dwelling existing on such lot. No side or rear fence, wall or hedge shall be more than six (6) feet high. Any wall, fence or hedge erected as a protective screening on a lot by Metropolitan Development Corporation shall pass ownership with title to the property and it shall be the owner's responsibility to maintain said protective screening thereafter.

12. Visual Obstructions at the Intersections of Public Streets

No object or thing which obstructs site lines at elevations between two (2) feet and six (6) feet above the roadways within the triangular area formed by the intersecting street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street property lines or extensions thereof shall be placed, planted or permitted to remain on any corner lots.

13. Lot Maintenance

The owners or occupants of all lots shall at all times keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner and shall in no event use any lot for storage of materials and equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted or permit the accumulation of garbage, trash or rubbish of any kind thereon and shall not burn anything (except by use of an incinerator as permitted by law). The drying of clothes in full public view is prohibited and the owners or occupants of any lots at the intersection of streets or adjacent to parks, playgrounds or other facilities where the rear yard or portion of the lot is visible to full public view shall construct and maintain a drying yard or other suitable enclosure to screen the following from public view: the drying of clothes, yard equipment, wood piles or storage piles which are incident to the normal residential requirements of a typical family. In the event of default on the part of the owner or occupant of any lot in observing the above requirements or any of them such default continuing after ten (10) days written notice thereof Metropolitan Development Corporation or its assignee shall without liability to the owner or occupant in trespass or otherwise enter upon said lot or cause to be cut such weeds and grass and remove or cause to be removed such garbage, trash and rubbish to do any other thing necessary to secure compliance with these restrictions so as to place said lot in a neat, attractive, healthful and sanitary condition and may charge the owner or occupant of such lot for the cost of such work. The owner or occupant as the case may be, agrees by the purchase or occupation of the property to pay such statement immediately upon receipt thereof.

14. Signs, Advertisements, Billboards

Except for signs owned by Builders advertising their model parks during the period of original home constructions and home sales, no sign, advertisement or billboard or advertising structure of any kind other than a normal "For Sale" sign may be erected or maintained on any lot in said subdivision. Metropolitan Development Corporation or its assignee will have the right to remove any such sign, advertisement or billboard or structure which is placed on said lot and in so doing shall not be subject to any liability of trespass or other sort in the connection therewith or arising with such removal.

15. Roofing Material

The roof of any building shall be constructed or covered with (1) wood shingles or (2) asphalt or composition type shingles comparable in quality, weight and color to wood shingles, the decision of such comparison shall rest exclusively with the Architectural Control Committee or (3) crushed marble slag or pea gravel set in a built-up type roof. Any other type roofing material shall be permitted only at the sole discretion of the Architectural Control Committee upon written request.

16. Maximum Height of Antennae

No radio or television aerial wires or antennae shall be maintained on any portion of any residential lot forward of the front building line of said lot; nor shall any free standing antennae of any style be permitted to extend more than ten (10) feet above the roof of the main residential structure on said lot.

17. Sidewalks

Before the dwelling unit is completed and occupied, the lot owner shall construct a concrete sidewalk four (4) feet in width parallel to the street curb two (2) feet from the lot boundary line and shall extend into the projection of the lot boundary lines into the street right-of-way and/or street curbs at corner lots. Owners of corner lots shall install a sidewalk parallel to the front lot line and the side street lot line.

18. Underground Electric Service

Underground electric service shall be available to certain lots at the sole discretion of Metropolitan Development Corporation and the Houston Lighting & Power Company in compliance with the Federal Housing Administration's guidelines. The owner of such lot shall at his own cost furnish, install, own and maintain (all in accordance with the requirements of local governing authorities and the National Electric Code) the underground service cable and appurtenances from the point of the Electric Company's metering of the customer's structure to the point of attachment of such cable (such point of attachment to be designated by the Electric Company) to Electric Company's installed transformers or energized secondary junction boxes. The Electric Company furnishing service shall make the necessary electrical connections at said point of attachment and at the meter. In addition, the owner of each lot shall, at his own cost, furnish, install, own and maintain a meter loop (in accordance with the then current standards and specifications of the Electric Company furnishing service) for the location and installation of the meter of the Electric Company furnishing service to the residence constructed on such owner's lot. For as long as underground service is maintained the electric service to each lot shall be uniform and exclusively of the type known as single phase 120-240 volt, 3-wire 60 cycle alternating current.

19. The Quail Valley East Community Association, Inc.

Having obtained the written consent of MacNaughton & Co., Trustee, the developer of Quail Valley East, to adopt in these restrictions the provisions related to the Quail Valley East Community Association, Inc., so that the owners of lots in Quail Valley East, Section 2, shall become members of the Quail Valley East Community Association, Inc., and shall enjoy all the privileges and benefits thereof and be subject to the payment of assessments imposed by the Association as hereinafter provided, Metropolitan does hereby adopt and incorporate by reference the provisions of Paragraph 20 of the Restrictions pertaining to Section I of Quail Valley East, a subdivision, which are more fully set out as follows:

Definitions:

(a) "Association" shall mean and refer to Quail Valley East Community Association, Inc., its successors and assigns. The Association has the power to collect and disburse those maintenance assessments as described in Paragraph 21.

(b) "Owner" shall mean and refer to the record owner, whether one or more persons and entities of a fee simple title to any lot which is a part of the properties including contract sellers but excluding those having such interests merely as security for the performance of an obligation.

(c) "Properties" shall mean and refer to that certain real property hereinbefore described and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

(d) "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners. Common Area improvements will consist of swimming pool, bath house and play ground area. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

Being a tract or parcel of land containing 0.707 acres of land located in the David Bright League, Abstract No. 15, Fort Bend County, Texas, said 0.707 acres of land being fully described as follows:

BEGINNING at a point for corner in the South line of Cartwright Road located South 88° 19' 05" West with said South line, a distance of 652.85 feet from an iron rod marking the Northeast corner of a 12.50 acre tract described in deed from Holman Cartwright to F.D. Drescher, recorded in Volume 199, Page 631 of the Deed Records of Fort Bend County, Texas, said point of beginning also being located North 88° 19' 05" East with the South line of Cartwright Road, a distance of 1239.03 feet from its intersection with the East line of the Brazos River Authority 110-foot wide canal right-of-way;

THENCE North 89° 19' 05" East with said South line of Cartwright Road, a distance of 182.63 feet to a point for corner;

THENCE South 1° 40' 55" East, a distance of 111.90 feet to a point for corner;

THENCE South 57° 09' 06" West, a distance of 214.35 feet to a point for corner;

THENCE in a Northerly direction, following a curve to the right having a radius of 398.58 feet, a central angle of 6° 11' 12" and whose chord bears North 6° 55' 27" West (43.02 foot chord) an arch distance of 45.04 feet to a point for corner;

THENCE North 2° 48' 55" East, a distance of 60.18 feet to a point for corner;

THENCE North 1° 40' 55" West, a distance of 120.00 feet to the point of beginning, containing 0.707 acres of land, more or less.

(e) "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area and Reserves.

(f) "Declarant" shall mean and refer to MacNaughton & Co., Trustee, a Texas Corporation, their successors and assigns if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

20. Maintenance Assessments

Metropolitan Development Corporation imposes on each lot owned within the properties and hereby covenants and each owner of any lot by acceptance of a deed thereof whether or not it shall be so expressed in such deed is deemed to covenant and agree to pay to the Association the following: (1) Annual Assessments or charges to be established and collected as hereinafter provided, (2) special assessments for capital improvements. The annual and special assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner of such lot at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. Appropriate recitations in the deed conveying each lot will evidence the retention of a Vendor's Lien by Metropolitan Development Corporation for the purpose of securing payment of said charge assigned to the Quail Valley East Community Association, Inc., without recourse on Metropolitan Development Corporation in any manner for the payment of said charge and indebtedness.

21. Purpose of Assessments

The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the properties and for the improvement and maintenance of the Common Area, and of the homes situated upon the properties. The proceeds of regular annual or special assessments shall not be used to reimburse MacNaughton & Co., Trustee its successors or assigns, for any capital expenditures incurred in construction or other improvements of common facility, nor for the operations or maintenance of such facilities incurred prior to conveyance unencumbered to the Association.

22. Maximum Annual Assessment

Until January 1, of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment shall be SEVENTY TWO DOLLARS (\$72.00) per lot.

- (a) From and after January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment may be increased each year not more than three per cent (3%) above the maximum assessment for the previous year without a vote of the membership, which increase if not specifically increased from year to year shall be cumulative to the specific year in which an increase becomes effective, but in no event shall the maximum assessment exceed NINETY SIX DOLLARS (\$96.00) per year.
- (b) From and after January 1, of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment may be increased above three (3) per cent by a vote of two thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose, but in no event shall the maximum assessment exceed NINETY SIX DOLLARS (\$96.00) per year.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

23. Special Assessments for Capital Improvements

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

24. Owner's Easement of Enjoyment

Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every lot subject to the following provisions:

(a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area.

(b) The right of the Association to suspend the voting rights and the right to use the recreation facility by an owner for any period during which any assessment against his lot remains unpaid; and for a period not to exceed sixty (60) days for each infraction of its published rules and regulations.

(c) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two thirds (2/3) of each class of the members agreeing to such dedication or transfer has been recorded.

(d) The right of the Association to collect and disburse those funds as set forth in Paragraph 20.

25. Delegation of Use

Any owner may delegate in accordance with the by-laws his right of enjoyment to the Common Area and facilities to the members of his family, his tenants or contract purchasers who reside on the property.

26. Membership and Voting Right

Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment. The Association shall have two classes of voting membership:

Class A. Class A members shall be all owners with the exception of Metropolitan Development Corporation 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 of such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to a lot.

Class B. Class B members shall be Metropolitan Development Corporation or its successors and assigns if such successors or assigns should acquire more than one undeveloped lot from Metropolitan Development Corporation for the purpose of development. Class B members shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier: (1) When the total votes outstanding in Class A membership equal the total votes outstanding in Class B membership including duly annexed areas, but subject to further cessation in accordance with the limitations set forth in this paragraph; or (2) on January 1, 1980.

Metropolitan Development Corporation hereby agrees to assign its right to approve or disapprove plans and specifications, location of structures, construction contracts and all other documents or approvals required to be submitted to it to the Quail Valley East Community Association, Inc., when either of the conditions (1) or (2) above occur.

27. Rate of Assessment

All lots in Quail Valley East, Section 2, shall commence to bear their applicable maintenance fund assessment simultaneously and lots owned by Metropolitan Development Corporation are not exempt from assessment. Lots which are occupied by a resident and which are owned by Metropolitan Development Corporation, a builder, a building company, a Mortgage Company or a Bank shall be assessed at the rate of one half (1/2) of the annual assessment above. The rate of assessment for an individual lot, within a calendar year, can change as the character of ownership and the status of occupancy by a resident change. The applicable assessment for such a lot shall be prorated according to the rate required of each type of ownership.

28. Date of Commencement of Annual Assessments

Due Dates. The annual assessments provided for herein shall commence as to all lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified lot have been paid.

29. Effect of Non-Payment of Assessments

Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten per cent (10%) per annum. The Association may bring an action at law against the owner personally obliged 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 non-use of the Common Area or abandonment of his lot.

30. Subordination of Lien

The Vendor's Lien, reserved herein as security for the payment of the annual and special assessments set out herein, shall be subject, subordinate, inferior and secondary to all liens, mortgages and encumbrances, whether now or hereafter existing, and (i) given to secure the payment of the purchase price of all or any part of the real property (or any improvements thereon), comprising Quail Valley East Subdivision, Section 2, a subdivision in Fort Bend County, Texas, or (ii) given to secure the payment of all amounts due or to become due under and by virtue of any contract now or hereafter executed, for the construction, addition or repair of any improvements now or hereafter situated upon all or any part of the real property comprising Quail Valley East Subdivision, Section 2, a subdivision in Fort Bend County, Texas.

The giving of thirty (30) days written notice to the holders of all outstanding indebtedness secured by a lien, mortgage or encumbrance made superior hereby of any proposed proceedings (Judicial or otherwise) shall be a condition precedent to any such enforcement. The Notice herein required shall be sent by registered or certified mail, return receipt requested, with all postage prepaid to said holders and shall include a statement of the assessments the non-payment of which is the basis of said proposed proceeding.

The sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability of any assessments thereafter becoming due or from the lien thereof.

31. Enforcement

The Association or any owner shall have the right to enforce by any proceeding at law or in equity all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of these deed restrictions. Failure by the Association or by any owner to enforce any covenant or restriction herein shall in no event be deemed a waiver of the right to do so thereafter.

32. Severability

Invalidation of any one of these covenants or restrictions by Judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

35. Amendment to the Above Deed Restrictions

The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety per cent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy five per cent (75%) of the Lot Owners. Any amendment must be recorded.

34. Books and Records

The books, records and papers of the Association shall, during reasonable business hours, be subject to inspection by any member. The Articles of Incorporation, By-Laws of the Association, and Restrictive Covenants shall be available for inspection by any member at the principal office of the Association where copies may be purchased at a reasonable cost.

35. FHA/VA Approval

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration of the Veterans Administration: Annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions.

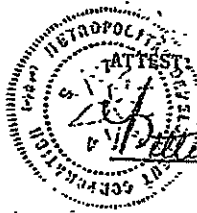
36. Annexation

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.

DATED this 19th day of April, 1972.

METROPOLITAN DEVELOPMENT CORPORATION

By J. P. Duabley
President



McSinn
Secretary

THE STATE OF TEXAS I
COUNTY OF HARRIS Y

DEED VOL 564 PAGE 402

BEFORE ME, the undersigned authority, on this day personally appeared N. J. Buckley, 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 19 day of April, A. D., 1972.



Karen M. Shields

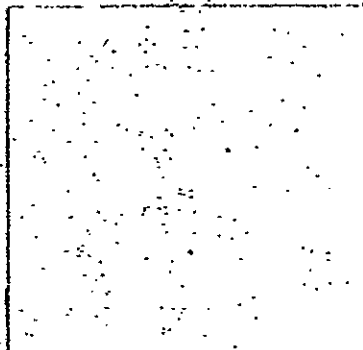
Notary Public in and for
Harris County, Texas

FILED FOR RECORD

AT 2 O'CLOCK P.M.

APR 24 1972

Ella Macek
County Clerk, Fort Bend Co., Tex.



Duly Recorded this the 19 day of April A.D. 1972 at 4:30 O'Clock P.M.
By Betty Engelhardt Deputy Ella Macek, County Clerk
Fort Bend County, Texas