



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
COVEY TRAILS CIVIC CLUB, INC.**

This Property Owners' Association Management Certificate, pursuant to Section 209.004 of the Texas Property Code, hereby supersedes and replaces any prior management certificates applicable to the property described below and all such prior management certificates are hereby revoked.

1. The name of the subdivision is:

Covey Trails Subdivision

2. The name of the associations is:

Covey Trails Civic Club, Inc., a Texas non-profit corporation.

3. The recording data for the subdivision is as follows:

Attached hereto as EXHIBIT "A".

4. The recording data for the declaration is as follows:

Declaration of Covenants, Conditions, and Restrictions for Covey Trails Civic Club, Inc. recorded in the Official Public Records of Real Property of Fort Bend County, Texas under **County Clerk's file No. 78055229**.

First Amendment recorded in the Official Public Records of Real Property of Fort Bend County, Texas recorded in **Volume 787, Page 634 of the Deed Records** of Fort Bend County, Texas.

Second Amendment recorded in the Official Public Records of Real Property of Fort Bend County, Texas recorded in **Volume 787, Page 634 of the Deed Records** of Fort Bend County, Texas

5. The name and mailing address of the Association is as follows:

Covey Trails Civic Club, Inc.  
10cc West Kitty Hawk Street  
Richmond, Texas 77406

6. The name and mailing address of the person managing the Association, or the Association designated representative is as follows:

Covey Trails Civic Club, Inc.  
c/o Cindy S. Mixon, Manager  
10cc West Kitty Hawk Street  
Richmond, Texas 77406  
281-433-9061  
[manager@coveytrails.org](mailto:manager@coveytrails.org)

7. The Covey Trails Civic Club maintains no public website.

8. Covey Trails Civic Club charges the following fees:

- a. \$100 Transfer Fee relating to the transfer of property to the new owner within the Covey Trails Civic Club
- b. \$200.00 Resale Certificate Fee for the assembly, copying, and delivery of the CC&Rs, Bylaws, Rules, and Resale Certificate as specified in Texas Property Code 207.003.

9. Information necessary to ascertain the current status of the payment of assessments, costs, and the compliance with requirements for the transfer of membership in the Association may be obtained by contacting the Manager:

Covey Trails Civic Club, Inc.  
c/o Cindy S. Mixon, Manager  
10cc West Kitty Hawk  
Richmond, Texas 77406  
281-433-9061  
[manager@coveytrails.org](mailto:manager@coveytrails.org)

10. No transfer of title to any portion of the property shall be made until the requirements for transfer of membership in the Association have been received by the manager and provisions made for the payment of unpaid or delinquent assessments, costs, or transfer fees.

EXECUTED this 30<sup>th</sup> day of August, 2021

**COVEY TRAILS CIVIC CLUB, INC.**  
(a Texas Non-Profit Corporation)

By: Cindy S. Mixon  
Cindy S. Mixon, Manager

**ACKNOWLEDGMENT**


THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

**BEFORE ME**, the undersigned notary public, on this the 30<sup>th</sup> day of August, 2021  
personally appeared Cindy S. Mixon, Manager of COVEY TRAILS CIVIC CLUB, INC. (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), a person known to me to be the person whose name is subscribe to the foregoing instrument, and



acknowledged to me that she executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.



  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

**After recording, return to:**  
Covey Trails Civic Club, Inc.  
Secretary  
10cc West Kitty Hawk Street  
Richmond, Texas 77406

**EXHIBIT "A"**

**FIELD NOTES FOR A 106.0959 ACRE TRACT OF LAND BEING A PART OF A 182.6029 ACRE TRACT IN THE ROBERT H. KUYKENDALL SURVEY, ABSTRACT 274, FORT BEND COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN CALLED 188.99 ACRE TRACT IN DEED, MABRAY-NESMITH CORPORATION TO PERCY S. STRAUS, JR. AND J. T. RATHER, JR., TRUSTEES FOR THE ROSE ABRAHAM TRUST, DATED MARCH 1, 1958, RECORDED IN VOLUME 375, PAGE 447, FORT BEND COUNTY DEED RECORDS.**

**COMMENCING at an Iron Pipe set at the point of intersection of the East line of F. M. Highway 359 and the South line of the S. A. & A. P. R.R. Right-of-Way, same being the Texas New Orleans Railroad at the Northwest corner of the aforementioned 182.6029 Acre Tract of land;**

**THENCE North 85 degrees 28 minutes East along the Southerly line of the aforementioned Railroad Right-of-Way, 1001.37 feet to an Iron Pipe set on said line for the Northwest corner and Place of Beginning of the herein described 106.0959 Acre Tract of land;**

**THENCE continuing North 85 degrees 28 minutes East along the Southerly Right-of-Way line of said railroad, 1373.65 feet to an Iron Rod found on said line at its point of intersection with the East line of the aforementioned Robert H. Kuykendall Survey, Abstract 274 for the Northeast corner of the herein described 106.0959 Acre Tract, same being the Northeast corner of the aforementioned 182.6029 Acre Tract;**

**THENCE South 00 degrees 21 minutes 12 seconds East along the East line of said 182.6029 Acre Tract, same being the East line of the aforementioned Robert H. Kuykendall Survey, 3430.88 feet to an Iron Pipe found on said line with the point of intersection of the North Right-of-Way line of Settegast**

Road for the Southeast corner of the herein described 106.0959 Acre Tract, same being the Southeast corner of the aforementioned 182.6029 Acre Tract;

THENCE North 89 degrees 43 minutes 54 seconds West along the North Right-of-Way line of said Settegast Road and the North Right-of-Way line of F. M. Highway 359, 1370.08 feet to an Iron Pipe set on said line for the Southwest corner of the herein described 106.0959 Acre Tract;

THENCE North 00 degrees 21 minutes 12 seconds West along a line establishing the West line of the herein described tract, 3315.89 feet to the Place of BEGINNING and containing 106.0959 Acres of land.

## County Page

RETURNED AT COUNTER TO:

Cindy Mixon

18 W. Kitty Hawk St.

Richmond, TX 77406

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County Texas

September 02, 2021 02:00:06 PM

FEE: \$32.00 SB

2021147905

