

**Deeds**

FILED  
TARRANT COUNTY TEXAS

**DEED RESTRICTION - MITIGATION** 23 PM 1:09

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

SUZANNE HEINERSON  
COUNTY CLERK

**KNOW ALL MEN BY THESE PRESENTS THAT:**

CRAWFORD FARMS INVESTORS, LTD., a Texas limited partnership ("Owner") is the owner of the approximate 1.68-acre tract of real property more particularly described and shown in Exhibit A (the "Property") attached hereto and made a part hereof. The Property is subject to Special Conditions of U.S. Army Corps of Engineers ("USACE") Authorization for Project Number 200400380, dated May 19, 2005 (the "Authorization").

One of the Special Conditions of the Authorization requires that restrictions be placed of record affecting the Property for the purpose of providing compensation for adverse impacts to Waters of the United States. Any purchaser of all or part of the Property or any person having an interest in or proposing to acquire an interest in all or part of the Property, or any person proposing to develop or improve all or any part of the Property, is hereby notified that development restrictions, as well as maintenance and short/long term management requirements, affecting the Property are as follows:

ACKNOWLEDGMENT COPY

1. The Property is hereby dedicated in perpetuity as a Stream Mitigation Area associated with the development of adjacent land located in Fort Worth, Tarrant County, Texas and shown on Exhibit A. The Property shall not be disturbed except by those activities specifically provided for in the Compensatory Mitigation Plan dated February 18, 2005 (the "Mitigation Plan"), created for Owner by Jones & Ridenour, Inc. and approved by USACE or by those USACE-approved activities that would not materially, adversely affect the intended extent, condition and function of the Stream Mitigation Area. Unless otherwise specified in the Mitigation Plan, livestock grazing, mowing and similar activities are not allowed. Disturbance of the Property may require Department of the Army authorization.
2. Owner and its successors and assigns shall be responsible for maintenance and short/long term management of the Property in accordance with Section IV of the Mitigation Plan.
3. This restriction shall not be removed or revised without obtaining a modification of the Authorization and/or prior written approval of USACE. Modifications to the Authorization may be granted only by USACE.

This Notice of Restriction does not grant any property rights or exclusive privileges.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

EXECUTED EFFECTIVE THIS 22<sup>nd</sup> day of July, 2008.

CRAWFORD FARMS INVESTORS, LTD., a  
Texas limited partnership

By: Crawford Farms GP-Investors, Ltd., a  
Texas limited partnership  
Its general partner

By: Hanover Development Company, a  
Texas corporation  
Its general partner

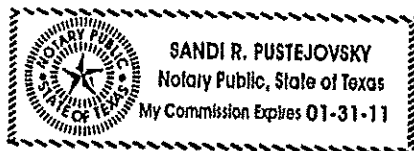
By: Walter Damon  
Name: Walter Damon  
Title: Executive Vice President

STATE OF TEXAS

COUNTY OF DALLAS

§ This instrument was acknowledged before me on the 22<sup>nd</sup> day of July, 2008 by Walter Damon, Executive Vice President of Hanover Development Company, a Texas corporation, acting in its capacity as general partner of Crawford Farms GP-Investors, Ltd., a Texas limited partnership, acting in its capacity as general partner of CRAWFORD FARMS INVESTORS, LTD., a Texas limited partnership, on behalf of said limited partnership.

Sandi R. Pustejovsky  
(Signature)



(Print)  
Notary Public in and for the State of Texas

**EXHIBIT A**

**PROPERTY**

**Attached**

**EXHIBIT A  
CRAWFORD FARMS, PHASE 4  
STREAM MITIGATION AREA  
1.68 ACRES**

Being a strip of land across Lot 9A, Block 28, Crawford Farms Phase IV, shown by plat recorded in Cabinet A, Slide 10818, Plat Records of Tarrant County, Texas, conveyed to Crawford Farms Investors, Ltd., by deed recorded in Volume 16887, Page 174, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**Beginning** at a 5/8 inch iron rod with cap stamped TNP set at the southeast corner of said Lot 9A, on the east end of a right-of-way clip line, on the west right-of-way line of Tapestry Street;

Thence S 87°41'39" W, with said line, a distance of 11.50 feet to a point at the beginning curve to the left, having a radius of 302.00 feet and a chord bearing and distance of N 54°30'22" W, 57.91 feet, from said point, a 5/8 inch iron rod with cap stamped TNP set at the west end of said corner clip line, on the easterly right-of-way line of Waverly lane bears S 87°41'39" W, a distance of 2.92 feet;

Thence over and across said Lot 9A the following courses and distances:

Northwesterly, departing said right-of-way line, along said curve, through a central angle of 11°00'13", an arc distance of 58.00 feet to a point at the beginning of a curve to the right, having a radius of 230.06 feet and a chord bearing and distance of N 41°28'43" W, 64.14 feet;

Northwesterly, along said curve, through a central angle of 16°01'33", an arc distance of 64.35 feet to a point at the beginning of a curve to the right, having a radius of 205.16 feet and a chord bearing and distance of N 9°12'22" W, 116.42 feet;

Northerly, along said curve, through a central angle of 32°57'56", an arc distance of 118.04 feet to a point at the beginning of a curve to the left, having a radius of 47.33 feet and a chord bearing and distance of N 34°19'16" W, 57.82 feet;

Northwesterly, along said curve, through a central angle of 75°17'18", an arc distance of 62.20 feet to a point at the beginning of a curve to the right, having a radius of 294.32 feet and a chord bearing and distance of N 64°34'19" W, 153.04 feet;

Northwesterly, along said curve, through a central angle of 30°08'20", an arc distance of 154.82 feet to a point at the beginning of a curve to the left, having a radius of 142.61 feet and a chord bearing and distance of N 62°39'12" W, 46.15 feet;

Northwesterly, along said curve, through a central angle of 18°37'16", an arc distance of 46.35 feet to a point at the beginning of a curve to the right, having a radius of 306.57 feet and a chord bearing and distance of N 71°41'33" W, 89.82 feet;

Northwesterly, along said curve, through a central angle of 16°50'52", an arc distance of 90.15 feet to a point at the beginning of a curve to the left, having a radius of 153.83 feet and a chord bearing and distance of N 78°36'55" W, 69.95 feet;

Northwesterly, along said curve, through a central angle of 26°17'04", an arc distance of 70.57 feet to a point at the beginning of a curve to the left, having a radius of 283.65 feet and a chord bearing and distance of S 76°22'07" W, 75.00 feet;

Southwesterly, along said curve, through a central angle of  $15^{\circ}11'40''$ , an arc distance of 75.22 feet to a point at the beginning of a curve to the right, having a radius of 118.50 feet and a chord bearing and distance of  $S 80^{\circ}56'40'' W$ , 38.92 feet;

Westerly, along said curve, through a central angle of  $18^{\circ}54'20''$ , an arc distance of 39.10 feet to a point at the beginning of a curve to the right, having a radius of 166.72 feet and a chord bearing and distance of  $N 67^{\circ}35'46'' W$ , 124.94 feet;

Northwesterly, along said curve, through a central angle of  $44^{\circ}00'48''$ , an arc distance of 128.07 feet to a point at the beginning of a curve to the left, having a radius of 49.40 feet and a chord bearing and distance of  $N 55^{\circ}39'46'' W$ , 12.59 feet;

Northwesterly, along said curve, through a central angle of  $14^{\circ}38'35''$ , an arc distance of 12.62 feet to a point for corner;

$N 60^{\circ}44'11'' W$ , a distance of 20.82 feet to a point for corner;

$N 29^{\circ}15'49'' E$ , a distance of 77.00 feet to a point for corner;

$S 60^{\circ}44'11'' E$ , a distance of 19.66 feet to a point at the beginning of a curve to the right, having a radius of 126.40 feet and a chord bearing and distance of  $S 54^{\circ}40'00'' E$ , 32.89 feet;

Southeasterly, along said curve, through a central angle of  $14^{\circ}56'59''$ , an arc distance of 32.98 feet to a point at the beginning of a curve to the left, having a radius of 89.72 feet and a chord bearing and distance of  $S 67^{\circ}13'29'' E$ , 68.32 feet;

Southeasterly, along said curve, through a central angle of  $44^{\circ}45'21''$ , an arc distance of 70.08 feet to a point at the beginning of a curve to the left, having a radius of 41.50 feet and a chord bearing and distance of  $N 80^{\circ}56'40'' E$ , 13.63 feet;

Easterly, along said curve, through a central angle of  $18^{\circ}54'20''$ , an arc distance of 13.69 feet to a point at the beginning of a curve to the right, having a radius of 1052.06 feet and a chord bearing and distance of  $N 73^{\circ}52'57'' E$ , 87.78 feet;

Northeasterly, along said curve, through a central angle of  $4^{\circ}46'54''$ , an arc distance of 87.80 feet to a point at the beginning of a curve to the right, having a radius of 227.09 feet and a chord bearing and distance of  $S 81^{\circ}19'39'' E$ , 116.70 feet;

Southeasterly, along said curve, through a central angle of  $29^{\circ}46'39''$ , an arc distance of 118.02 feet to a point at the beginning of a curve to the left, having a radius of 545.66 feet and a chord bearing and distance of  $S 67^{\circ}41'05'' E$ , 81.43 feet, from said point, a 5/8 inch iron rod with cap stamped TNP found at the southeast corner of Lot 9, Block 19 bears  $N 16^{\circ}53'59'' E$ , a distance of 118.17 feet;

Southeasterly, along said curve, through a central angle of  $8^{\circ}33'30''$ , an arc distance of 81.51 feet to a point at the beginning of a curve to the right, having a radius of 219.61 feet and a chord bearing and distance of  $S 63^{\circ}19'50'' E$ , 65.93 feet;

Southeasterly, along said curve, through a central angle of  $17^{\circ}15'59''$ , an arc distance of 66.18 feet to a point at the beginning of a curve to the right, having a radius of 30.00 feet and a chord bearing and distance of  $S 39^{\circ}50'04'' E$ , 15.39 feet;

Southeasterly, along said curve, through a central angle of  $29^{\circ}43'33''$ , an arc distance of 15.56 feet to a point for corner;

$S 24^{\circ}58'18'' E$ , a distance of 22.86 feet to a point at the beginning of a curve to the left, having a radius of 30.00 feet and a chord bearing and distance of  $S 55^{\circ}11'10'' E$ , 30.19 feet;

Southeasterly, along said curve, through a central angle of  $60^{\circ}25'43''$ , an arc distance of 31.64 feet to a point for corner;

S  $85^{\circ}24'01''$  E, a distance of 66.85 feet to a point at the beginning of a curve to the right, having a radius of 30.00 feet and a chord bearing and distance of S  $79^{\circ}28'24''$  E, 6.20 feet;

Southeasterly, along said curve, through a central angle of  $11^{\circ}51'15''$ , an arc distance of 6.21 feet to a point at the beginning of a curve to the right, having a radius of 124.33 feet and a chord bearing and distance of S  $34^{\circ}17'18''$  E, 157.36 feet;

Southeasterly, along said curve, through a central angle of  $78^{\circ}30'55''$ , an arc distance of 170.38 feet to a point at the beginning of a curve to the left, having a radius of 128.16 feet and a chord bearing and distance of S  $7^{\circ}39'48''$  E, 69.44 feet;

Southeasterly, along said curve, through a central angle of  $31^{\circ}26'17''$ , an arc distance of 70.32 feet to a point at the beginning of a curve to the left, having a radius of 153.06 feet and a chord bearing and distance of S  $49^{\circ}26'33''$  E, 73.97 feet;

Southeasterly, along said curve, through a central angle of  $27^{\circ}58'03''$ , an arc distance of 74.71 feet to a point at the beginning of a curve to the right, having a radius of 68.50 feet and a chord bearing and distance of S  $57^{\circ}57'33''$  E, 13.05 feet;

Southeasterly, along said curve, through a central angle of  $10^{\circ}56'03''$ , an arc distance of 13.07 feet to a point for corner;

S  $50^{\circ}41'30''$  E, a distance of 10.00 feet to a point on the west right-of-way line of Tapestry Street, at the beginning of a curve to the right, having a radius of 275.00 feet and a chord bearing and distance of S  $35^{\circ}22'52''$  W, 71.05 feet;

Southwesterly, along said curve, through a central angle of  $14^{\circ}50'38''$ , an arc distance of 71.25 feet to the Point of Beginning and containing 1.68 acres of land more or less.

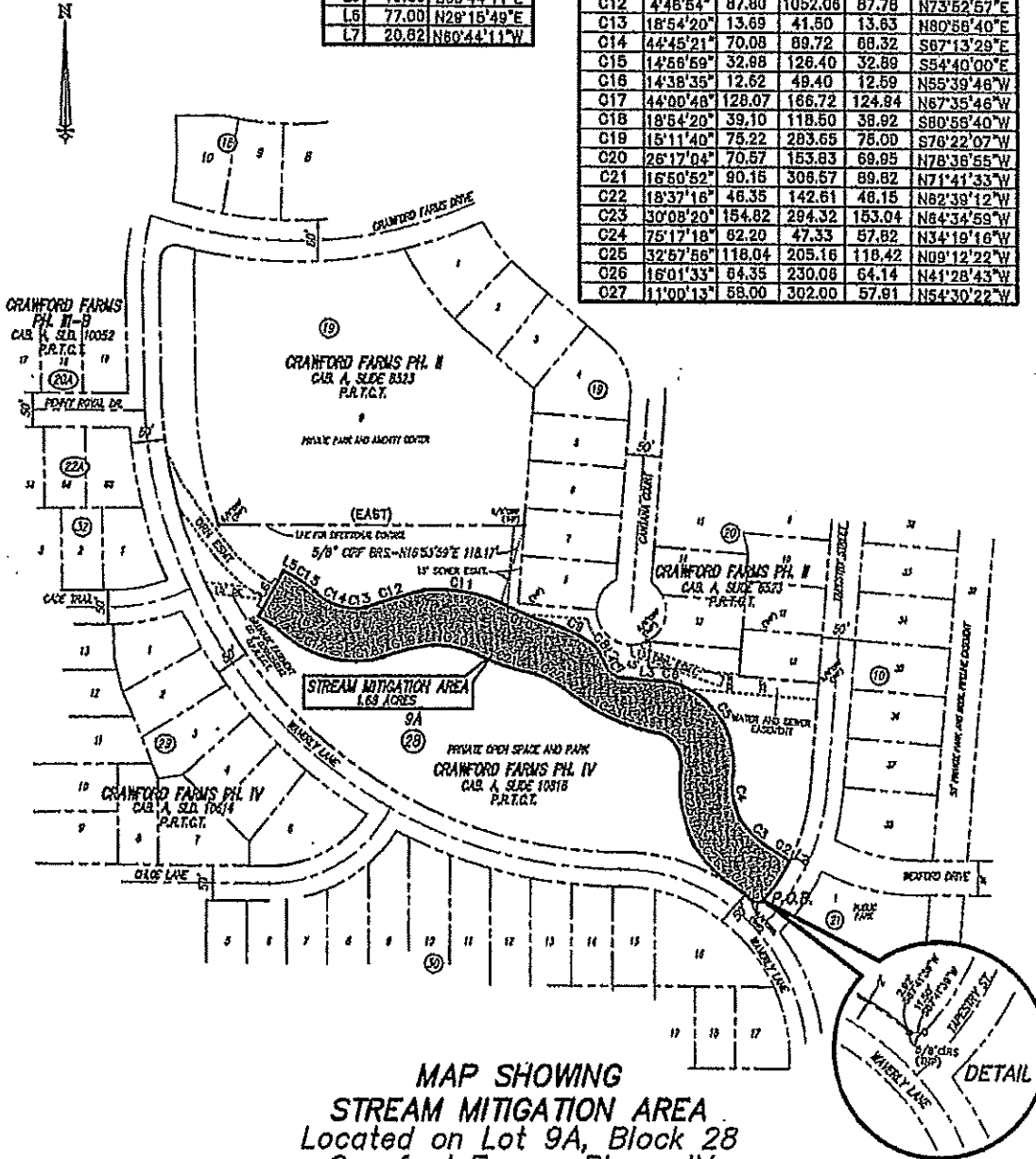
# EXHIBIT A

**NOTES:**

- Bearings are based on the record bearings for Crawford Farms, Phase IV, recorded in Cob. A, Sld. 10818, P.R.T.C.T.
- Integral parts of this survey:
  - Map
  - Field notes

LINE	LENGTH	BEARING
L1	11.60	S87°41'39"W
L2	10.00	S50°41'30"E
L3	68.85	S85°24'01"E
L4	22.88	S24°58'18"E
L5	19.66	S80°44'11"E
L6	77.00	N28°15'49"E
L7	20.82	N60°44'11"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	BEARING
C1	14°50'38"	71.25	276.00	71.05	S35°22'52"W
C2	10°56'03"	13.97	68.50	13.05	S57°57'33"E
C3	27°58'03"	74.71	153.08	73.97	S49°28'33"E
C4	31°28'17"	70.32	128.18	69.44	S07°38'48"E
C5	78°30'55"	170.38	124.33	157.36	S34°17'18"E
C6	11°51'16"	6.21	30.00	6.20	S78°28'24"E
C7	80°28'43"	31.84	30.00	30.19	S55°11'10"E
C8	29°43'33"	15.56	30.00	15.39	S39°50'04"E
C9	17°16'59"	68.18	219.81	65.03	S63°19'50"E
C10	8°33'30"	81.81	545.86	81.43	S87°41'05"E
C11	29°46'39"	118.02	227.09	118.70	S81°19'39"E
C12	4°46'54"	87.80	1052.06	87.78	N73°52'57"E
C13	18°54'20"	13.69	41.50	13.63	N80°56'40"E
C14	44°45'21"	70.08	89.72	68.32	S67°13'29"E
C15	14°58'59"	32.88	126.40	32.89	S54°40'00"E
C16	14°38'35"	12.62	49.40	12.59	N55°39'46"W
C17	44°00'48"	128.07	166.72	124.84	N67°35'46"W
C18	18°54'20"	39.10	118.50	38.92	S80°58'40"W
C19	15°11'40"	75.22	283.65	75.00	S78°22'07"W
C20	26°17'04"	70.57	153.83	69.95	N78°38'55"W
C21	16°50'52"	90.16	308.67	89.82	N71°41'33"W
C22	18°37'16"	46.35	142.61	46.15	N82°39'12"W
C23	30°08'20"	154.82	284.32	153.04	N64°34'59"W
C24	75°17'18"	62.20	47.33	67.82	N34°19'16"W
C25	32°57'56"	118.04	205.16	118.42	N09°12'22"W
C26	16°01'33"	64.35	230.08	64.14	N41°28'43"W
C27	11°00'13"	58.00	302.00	57.91	N54°30'22"W



**MAP SHOWING  
STREAM MITIGATION AREA**  
 Located on Lot 9A, Block 28  
 Crawford Farms, Phase IV  
 Fort Worth, Tarrant County, Texas

0 200 400 600

SCALE: 1" = 200'

L:\DD\LEB03331\CAD\SURVEY\MITIGATION\_PH4-PARK.DWG

*Lawrence E. Allee*  
 Lawrence E. Allee

December 26, 2006

Date: \_\_\_\_\_



**TEAGUE NALL AND PERKINS**  
 CONSULTING ENGINEERS  
 915 Florence Street  
 Fort Worth, Texas 78102  
 (817) 336-5773





DIANA LANSING  
REPUBLIC TITLE  
2626 HOWELL ST 10TH FLOOR  
DALLAS TX 75204

Submitter: REBPUBLIC TITLE OF TEXAS

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SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 07/23/2008 01:07 PM  
Instrument #: D208286859  
OPR 8 PGS \$40.00

By: \_\_\_\_\_



**D208286859**

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Printed by: MV

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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS; YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

**THE STATE OF TEXAS  
COUNTY OF TARRANT**

§  
§  
§

**KNOW ALL MEN BY THESE PRESENTS**

FILED  
TARRANT COUNTY TEXAS  
2008 JUN 19 AM 1:45  
SUBSCRIBE HERE  
BY

That CRAWFORD PARTNERS NO. 2, Ltd., a Texas limited partnership (the "Grantor") acting herein by and through its duly authorized representative for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid and caused to be paid in the manner hereinafter stated by CRAWFORD FARMS HOMEOWNERS ASSOCIATION, INC., a Texas not-for-profit corporation (the "Grantee") the receipt of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, whose address is 5950 Berkshire Lane, Suite 1200, Dallas, Texas 75225 the property (the "Property") described on Exhibit A, attached hereto and hereby made part hereof, together with (i) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Property and the improvements to the Property, if any, (ii) all rights, titles, powers, privileges, licenses, easements rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the Property and in an to any strips or gores of real estate adjoining the Property, and (iii) all rights, titles, powers, privileges, interests, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing.

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, subject to all matters of record, to the extent (but no further) that same are valid and subsisting as of the date hereof and affect title to the Property (collectively, the "Permitted Encumbrances"), and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

**Reminder of This Page  
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IN TESTIMONY WHEREOF, this instrument is executed this 5<sup>th</sup> day December, 2007.

CRAWFORD PARTNERS NO. 2, Ltd.,  
a Texas limited partnership

By: Crawford-GP Partners, Ltd.,  
a Texas limited partnership,  
its general partner

By: Hanover Services Group, Inc.,  
a Texas corporation,  
its general partner

By: Walter Damon  
Walter Damon  
Executive Vice President

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS           §

This instrument was acknowledged before me on December 5, 2007, by Walter Damon, Executive Vice President of Hanover Services Group, Inc., a Texas corporation, acting in its capacity as general partner of Crawford-GP Partners, Ltd., a Texas limited partnership, acting in its capacity as general partner of Crawford Partners No., 1, Ltd., a Texas limited partnership, on behalf of said corporation and partnerships.



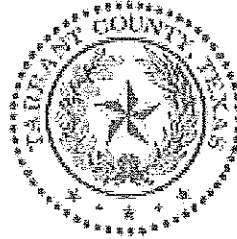
Mary McDonald  
Notary Public in and for  
the State of TEXAS  
Printed Name: MARY MCDONALD  
My commission expires: 6/13/09

Exhibit A – Property Description

**PROPERTY DESCRIPTION**

Being two parcels of land located in the City of Fort Worth, Tarrant County, Texas, a part of the William McCowen Survey, Abstract No. 999, and being all of Lot 1, Block 11 and Lot 39, Block 25 of Crawford Farms, as shown on the plat recorded in Cabinet A, Slide 6662 and Slide 8524, Plat Records of Tarrant County, Texas on July 25, 2003.

**After recording return to:  
Walter Damon  
Hanover Property Co.  
5950 Berkshire Ln, Ste. 1200  
Dallas, TX 75225**



WALTER DAMON III  
HANOVER PROPERTY CO  
5950 BERKSHIRE LANE #1200  
DALLAS TX 75225

Submitter: WALTER DAMON III

---

SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 06/19/2008 01:44 PM  
Instrument #: D208236122  
WD 5 PGS \$28.00

By: \_\_\_\_\_



**D208236122**

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Printed by: CN

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**SPECIAL WARRANTY DEED**

**THE STATE OF TEXAS  
COUNTY OF TARRANT**

§  
§ **KNOW ALL MEN BY THESE PRESENTS**  
§

FILED  
TARRANT COUNTY TEXAS  
2008 JUN 19 11:45  
SUZANNE J. PETERSON  
COUNTY CLERK

That CRAWFORD PARTNERS NO. 1, Ltd., a Texas limited partnership (the "Grantor") acting herein by and through its duly authorized representative for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid and caused to be paid in the manner hereinafter stated by CRAWFORD FARMS HOMEOWNERS ASSOCIATION, INC., a Texas not-for-profit corporation (the "Grantee") the receipt of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, whose address is 5950 Berkshire Lane, Suite 1200, Dallas, Texas 75225 the property (the "Property") described on Exhibit A, attached hereto and hereby made part hereof, together with (i) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Property and the improvements to the Property, if any, (ii) all rights, titles, powers, privileges, licenses, easements rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the Property and in an to any strips or gores of real estate adjoining the Property, and (iii) all rights, titles, powers, privileges, interests, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing.

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**Reminder of This Page  
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IN TESTIMONY WHEREOF, this instrument is executed this 5<sup>th</sup> day December, 2007.

CRAWFORD PARTNERS NO. 1, Ltd.,  
a Texas limited partnership

By: Crawford-GP Partners, Ltd.,  
a Texas limited partnership,  
its general partner

By: Hanover Services Group, Inc.,  
a Texas corporation,  
its general partner

By: Walter Damon  
Walter Damon  
Executive Vice President

STATE OF TEXAS

§  
§  
§

COUNTY OF DALLAS

This instrument was acknowledged before me on December 5, 2007, by Walter Damon, Executive Vice President of Hanover Services Group, Inc., a Texas corporation, acting in its capacity as general partner of Crawford-GP Partners, Ltd., a Texas limited partnership, acting in its capacity as general partner of Crawford Partners No., 1, Ltd., a Texas limited partnership, on behalf of said corporation and partnerships.



Mary McDonald

Notary Public in and for  
the State of TEXAS

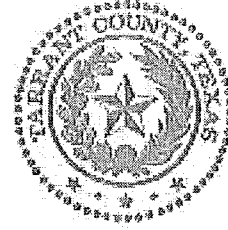
Printed Name: MARY MCDONALD  
My commission expires: 6/13/09

Exhibit A – Property Description

**PROPERTY DESCRIPTION**

Being six parcels of land located in the City of Fort Worth, Tarrant County, Texas, a part of the William McCowen Survey, Abstract No. 999, and being all of Lot 50, Block 1, Lots 36, 36-A, 90, Block 3, Lot 8, Block 8 and Lot 13, Block 9 of Crawford Farms, as shown on the plat recorded in Cabinet A, Slide 6662, Plat Records of Tarrant County, Texas on May 17, 2001.

**After recording return to:  
Walter Damon  
Hanover Property Co.  
5950 Berkshire Ln, Ste. 1200  
Dallas, TX 75225**



WALTER DAMON III  
HANOVER PROPERTY CO  
5950 BERKSHIRE LANE #1200  
DALLAS TX 75225

Submitter: WALTER DAMON III

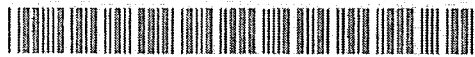
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SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 06/19/2008 01:44 PM  
Instrument #: D208236123  
WD 5 PGS \$28.00

By: \_\_\_\_\_



**D208236123**

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Printed by: CN

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

SPECIAL WARRANTY DEED REC'D OCT 02 2007

THE STATE OF TEXAS  
COUNTY OF TARRANT

§  
§ KNOW ALL MEN BY THESE PRESENTS:  
§

That CRAWFORD PARTNERS NO. 2, Ltd., a Texas limited partnership (the "Grantor") acting herein by and through its duly authorized representative for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid and caused to be paid in the manner hereinafter stated by CRAWFORD FARMS HOMEOWNERS ASSOCIATION, INC., a Texas not-for-profit corporation (the "Grantee") the receipt of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, whose address is 5950 Berkshire Lane, Suite 1200, Dallas, Texas 75225 the property (the "Property") described on Exhibit A, attached hereto and hereby made a part hereof, together with (i) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Property and the improvements to the Property, if any, (ii) all rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the Property and in and to any strips or gores of real estate adjoining the Property, and (iii) all rights, titles, powers, privileges, interests, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing.

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, subject to all matters of record, to the extent (but no further) that same are valid and subsisting as of the date hereof and affect title to the Property (collectively, the "Permitted Encumbrances"), and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

**Remainder of This Page  
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IN TESTIMONY WHEREOF, this instrument is executed this 5<sup>th</sup> day of June, 2007.

CRAWFORD PARTNERS NO. 2, Ltd.,  
a Texas limited partnership

By: Crawford-GP Partners, Ltd.,  
a Texas limited partnership,  
its general partner

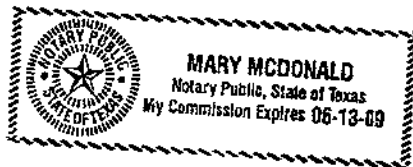
By: Hanover Services Group, Inc.,  
a Texas corporation,  
its general partner

By: Walter Damon  
Name: Walter Damon  
Title: Executive Vice President

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

This instrument was acknowledged before me on June 5, 2007, by Walter Damon, Executive Vice President of Hanover Services Group, Inc., a Texas corporation, acting in its capacity as general partner of Crawford-GP Partners, Ltd., a Texas limited partnership, acting in its capacity as general partner of Crawford Partners No. 2, Ltd., a Texas limited partnership, on behalf of said corporation and partnerships.

[SEAL]



Mary McDonald  
Notary Public in and for  
the State of T E X A S  
Printed Name: Mary McDonald  
My commission expires: 6/13/09

Exhibit A - Property Description

**PROPERTY DESCRIPTION**

Being a parcel of land located in the City of Fort Worth, Tarrant County, Texas, a part of the William McCowen Survey, Abstract No. 999, and being all of Lot 9, Block 19 of Crawford Farms, as shown on the plat recorded in Cabinet A, Slide 8523, Plat Records of Tarrant County, Texas.



HANOVER PROPERTY CO  
WALTER DAMON  
5950 BERKSHIRE LANE # 1200  
DALLAS TX 75225

Submitter: WALTER H DAMON III

---

SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 09/21/2007 03:56 PM  
Instrument #: D207338463  
WD 5 PGS \$28.00

By: \_\_\_\_\_



**D207338463**

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

REC'D OCT 20 2007

**SPECIAL WARRANTY DEED**

**THE STATE OF TEXAS  
COUNTY OF TARRANT**

§  
§ **KNOW ALL MEN BY THESE PRESENTS:**  
§

That CRAWFORD FARMS INVESTORS, LTD., a Texas limited partnership (the "Grantor") acting herein by and through its duly authorized representative for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid and caused to be paid in the manner hereinafter stated by CRAWFORD FARMS HOMEOWNERS ASSOCIATION, INC., a Texas not-for-profit corporation (the "Grantee") the receipt of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, whose address is 5950 Berkshire Lane, Suite 1200, Dallas, Texas 75225 the property (the "Property") described on Exhibit A, attached hereto and hereby made a part hereof, together with (i) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Property and the improvements to the Property, if any, (ii) all rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the Property and in and to any strips or gores of real estate adjoining the Property, and (iii) all rights, titles, powers, privileges, interests, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing.

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, subject to all matters of record, to the extent (but no further) that same are valid and subsisting as of the date hereof and affect title to the Property (collectively, the "Permitted Encumbrances"), and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

**Remainder of This Page  
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IN TESTIMONY WHEREOF, this instrument is executed this 51 day of June, 2007.

CRAWFORD FARMS INVESTORS, LTD., a  
Texas limited partnership

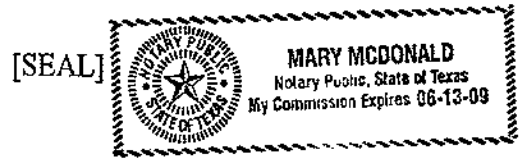
By: Crawford Farms GP-Investors, Ltd., a  
Texas limited partnership  
Its general partner

By: Hanover Development Company, a  
Texas corporation  
Its general partner

By: Walter Damon  
Name: Walter Damon  
Title: Executive Vice President

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS           §

This instrument was acknowledged before me on June 1, 2007, by Walter Damon, Executive Vice President of Hanover Development Company, a Texas corporation, acting in its capacity as general partner of Crawford Farms GP-Investors, Ltd., a Texas limited partnership, acting in its capacity as general partner of Crawford Farms Investors, Ltd., a Texas limited partnership, on behalf of said corporation and partnerships.



Mary McDonald  
Notary Public in and for  
the State of TEXAS  
Printed Name: Mary McDonald  
My commission expires: 6/13/09

Exhibit A - Property Description

**PROPERTY DESCRIPTION**

Being a parcel of land located in the City of Fort Worth, Tarrant County, Texas, a part of the William McCowen Survey, Abstract No. 999, and being all of Lot 9A, Block 28 of Crawford Farms, as shown on the plat recorded in Cabinet A, Slide 10818, Plat Records of Tarrant County, Texas.



HANOVER PROPERTY CO  
WALTER DAMON  
5950 BERKSHIRE LANE # 1200  
DALLAS TX 75225

Submitter: WALTER H DAMON III

---

SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 09/21/2007 03:56 PM  
Instrument #: D207338462  
WD 5 PGS \$28.00

By: \_\_\_\_\_



**D207338462**

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

4

FILED  
TARRANT COUNTY TEXAS

**SPECIAL WARRANTY DEED**

2005 APR 29 PM 3: 13

STATE OF TEXAS                    §  
  §  
COUNTY OF TARRANT           §

KNOW ALL MEN BY THESE PRESENTS:

NOTARY PUBLIC  


THAT PULTE HOMES OF TEXAS, L.P., a Texas limited partnership ("Grantor"), ~~for~~ and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid to Grantor by CRAWFORD FARMS HOMEOWNERS ASSOCIATION, a Texas non-profit corporation, having an address at c/o Premier Communities Management, 2711 N. Haskell Ave., Suite 2650, Dallas, Texas 75204 ("Grantee"), has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain land (the "Land") situated in Tarrant County, Texas, more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes, together with any and all improvements situated thereon and all rights and appurtenances pertaining or appertaining thereto (collectively, the "Property").

This conveyance and the warranties of title contained herein are expressly made subject to all encumbrances, easements and other matters of record (the "Permitted Exceptions"), but only to the extent that such Permitted Exceptions are valid, subsisting and, in fact, affect the Property.

TO HAVE AND TO HOLD the Property (subject as aforesaid) unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE SET FORTH IN THIS DEED, GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY COVENANT OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED OR STATUTORY, AND THE PROPERTY IS CONVEYED AND TRANSFERRED TO GRANTEE "AS IS, WHERE IS AND WITH ALL FAULTS". GRANTOR DOES NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, DESIGN, QUANTITY, QUALITY, LAYOUT, FOOTAGE, PHYSICAL CONDITION, VALUE, OPERATION, COMPLIANCE WITH SPECIFICATIONS, ABSENCE OF LATENT DEFECTS, OR COMPLIANCE WITH LAWS AND REGULATIONS (INCLUDING, WITHOUT LIMITATION, THOSE RELATING TO HEALTH, SAFETY AND THE ENVIRONMENT) OR ANY OTHER MATTER AFFECTING THE PROPERTY, AND GRANTOR SHALL BE UNDER NO OBLIGATION WHATSOEVER TO UNDERTAKE ANY REPAIRS, ALTERATIONS OR OTHER WORK OF ANY KIND WITH RESPECT TO ANY PORTION OF THE PROPERTY. GRANTEE HEREBY ASSUMES ALL RISK AND LIABILITY RESULTING FROM THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY, WHICH GRANTEE

HAS INSPECTED AND ACCEPTS "AS IS".

Grantee shall pay all ad valorem taxes for the year 2005 from and after the date of this Special Warranty Deed and subsequent years and, by acceptance of this Special Warranty Deed, Grantee hereby assumes sole responsibility for the payment thereof.

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EXECUTED to be effective as of the \_\_\_\_ day of April, 2005.

**GRANTOR:**

PULTE HOMES OF TEXAS, L.P.,  
a Texas limited partnership


By: PNI, Inc.,  
a Nevada corporation,  
its General Partner

By: Andrew Didier  
Name: Andrew Didier  
Title: Controller

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared ANDREW DIDIER, CONTROLLER of PNI, Inc., a Nevada corporation, General Partner of PULTE HOMES OF TEXAS, L.P., a Texas limited partnership, 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.

Given under my hand and seal of office this 22 day of April, 2005.

SEAL   
My Commission Expires:  
2-21-06

Melissa Dietz  
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

Crawford Farms Homeowners Association  
c/o Premier Communities Management  
2711 N. Haskell Ave., Suite 2650  
Dallas, Texas 75204

SEND TAX CERTIFICATES TO:

Crawford Farms Homeowners Association  
c/o Premier Communities Management  
2711 N. Haskell Ave., Suite 2650  
Dallas, Texas 75204



Exhibit "A"

BEING A TRACT OF LAND SITUATED IN THE WILLIAM MC COWEN SURVEY, ABSTRACT NO. 999, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN A DEED TO STEPHEN LONG & WIFE PAULA N. LONG, AS RECORDED IN DEED VOLUME 9212, PAGE 2281 OF THE COUNTY RECORDS OF TARRANT COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LONG TRACT, SAID POINT ALSO BEING IN THE NORTH LINE OF LOT 3, BLOCK 38 OF THE VILLAGES OF CRAWFORD FARMS, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN CABINET A, SLIDE NO. 9466 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND SAID POINT BEING IN THE EAST LINE OF MONTE VISTA ACRES AS RECORDED IN VOLUME 388-145, PAGE 89 OF SAID PLAT RECORDS;

THENCE N00° 10' 11" E, 98.30 FEET ALONG THE WEST LINE OF SAID LONG TRACT AND THE EAST LINE OF SAID MONTE VISTA ACRES TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "CARTER & BURGESS" SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD;

THENCE S70° 01' 48" E, 290.70' (PREVIOUSLY RECORDED AS S70° 27' E, 292.37') FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF LOT 1, BLOCK 38 OF SAID VILLAGES OF CRAWFORD FARMS, SAID POINT BEING THE EASTERLY MOST CORNER OF SAID LONG TRACT;

THENCE N89° 47' 38" W, 273.52 (PREVIOUSLY RECORDED AS S89° 54' 17" E, 274.29') FEET ALONG THE SOUTH LINE OF SAID LONG TRACT AND ALONG THE NORTH LINE OF BLOCK 38 OF SAID VILLAGES OF CRAWFORD FARMS, TO THE POINT OF BEGINNING AND CONTAINING 0.309 ACRES OF LAND, MORE OR LESS, OR 13,460 SQUARE FEET OF LAND, MORE OR LESS.