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Tarrant County

Official Public Records

7/3/2014 10:45 AM

D214141463

*Mary Louise Garcia*  
**Declaration of Restrictions, Covenants and Conditions of**  
**Woodland Oaks Phase II**

PGS 16 \$76.00

Mary Louise Garcia

Submitter: SIMPLIFILE

**THE STATE OF TEXAS §**  
**§**  
**COUNTY OF TARRANT §**

**KNOW ALL MEN BY THESE PRESENTS:**

**Date:** 07/03/2014

**Declarant:** Ramypasha Investments, Inc.

**Declarant's Address:**

1905 Central Drive # 206  
Bedford, TX 76021

**Property Owners Association:** Woodland Oaks Phase II Home Owner's Association, a Texas nonprofit corporation

**Property Owners Association's Address:** 1905 Central Drive #206, Bedford, TX 76021

**Property:** Real property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**Definitions**

"ACC" means the Architectural Control Committee established in this Declaration.

"Assessment" means any amount due to the Property Owners Association by an Owner or levied against an Owner by the Property Owners Association under this Declaration.

"Board" means the Board of Directors of the Property Owners Association.

"Bylaws" means the Bylaws of the Property Owners Association adopted by the Board.

"Common Area" means all property within the Subdivision not designated as a Lot on the plat and that has not been accepted for maintenance by the applicable governmental body. Declarant will convey the Common Area to the Property Owners Association.

"Covenants" means the covenants, conditions, and restrictions contained in this Declaration.

"Declarant" means Ramypasha Investment, Inc. and Riaz Hussain, President of Ramypasha Investment, Inc., an individual, and any successor that acquires all unimproved Lots owned by Declarant for the purpose of development and is named as successor in a recorded document.

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"Easements" means Easements within the Property for utilities, drainage, and other purposes as shown on the Plat or of record.

"Governing Documents" means this Declaration and the certificate of formation, Bylaws, rules of the Property Owners Association, and standards of the ACC, as amended.

"Lot" means each tract of land designated as a lot on the Plat, excluding lots that are part of the Common Area.

"Member" means Owner.

"Owner" means every record Owner of a fee interest in a Lot.

"Plat" means the Plat of the Property recorded in County Clerk File No. 02286273887 of the real property records of Tarrant County, Texas, and any re-plat of or amendment to the Plat made in accordance with this Declaration.

"Residence" means a detached building designed for and used as a dwelling by a Single Family and constructed on one or more Lots.

"Single Family" means a group of individuals related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a Residence.

"Structure" means any improvement on a Lot (other than a Residence), including a sidewalk, driveway, fence, wall, tennis court, swimming pool, outbuilding, or recreational equipment.

"Subdivision" means the Property covered by the Plat and any additional property made subject to this Declaration.

"Vehicle" means any automobile, truck, motorcycle, boat, trailer, or other wheeled conveyance, whether self-propelled or towed.

## **Clauses and Covenants**

### **A. Imposition of Covenants**

1. Declarant imposes the Covenants on the Subdivision. All Owners and other occupants of the Lots by their acceptance of their deeds, leases, or occupancy of any Lot agree that the Subdivision is subject to the Covenants.

2. The Covenants are necessary and desirable to establish a uniform plan for the development and use of the Subdivision for the benefit of all Owners. The Covenants run with the land and bind all Owners, occupants, and any other person holding an interest in a Lot.

3. Each Owner and occupant of a Lot agrees to comply with the Governing Documents and agrees that failure to comply may subject him to a fine, an action for amounts due to the Property Owners Association, damages, or injunctive relief.

**B. Plat and Easements**

1. The Plat, Easements, and all matters shown of record affecting the Property are part of this Declaration and are incorporated by reference.

2. An Owner may use that portion of a Lot lying in an Easement for any purpose that does not interfere with the purpose of the Easement or damage any facilities. Owners do not own any utility facilities located in an Easement.

3. Neither Declarant nor any Easement holder is liable for damage to landscaping or a Structure in an Easement.

4. Declarant and each Easement holder may install, maintain, and connect facilities in the Easements.

**C. Use and Activities**

1. *Permitted Use.* A Lot may be used only for an approved Residence and approved Structures for use by a Single Family.

2. *Prohibited Activities.* Prohibited activities are -

a. any activity that is otherwise prohibited by the Governing Documents;

b. any illegal activity;

c. any nuisance, noxious, or offensive activity;

d. any dumping of rubbish;

e. any storage of -

i. building materials except during the construction or renovation of a Residence or a Structure;

ii. vehicles, except vehicles in a garage or Structure or operable automobiles on a driveway; or

iii. unsightly objects unless completely shielded by a Structure;

f. any exploration for or extraction of minerals;

- g. any keeping or raising of animals, livestock, or poultry, except for common domesticated household pets, such as dogs and cats, not to exceed 4 confined to a fenced yard or within the Residence;
- h. any commercial or professional activity except reasonable home office use;
- i. installing a mobile home, manufactured home, manufactured housing, motor home, or house trailer on a Lot;
- j. moving a previously constructed house onto a Lot;
- k. interfering with a drainage pattern without ACC approval;
- l. hunting and shooting; and
- m. occupying a Structure that does not comply with the construction standards of a Residence.

**D. Construction and Maintenance Standards**

1. *Lots*

- a. *Subdivision Prohibited.* No Lot may be further subdivided.
- b. *Maintenance.* Each Owner must keep the Lot, all landscaping, the Residence, and all Structures in a neat, well-maintained, and attractive condition.

2. *Residences and Structures*

- a. *Aesthetic Compatibility.* All Residences and Structures must be aesthetically compatible with the Subdivision, as determined by the ACC.
- b. *Maximum Height.* There is not a maximum height.
- c. *Required Area.* The total area of a Residence, exclusive of porches, garages, or carports, must be at least 2,000 square feet.
- d. *Location on Lot.* No Residence or Structure may be located in violation of the setback lines shown on the Plat. Each Residence must face the front Lot line. All Structures must be located behind the front wall of the Residence. All outbuildings, except garages, must not be visible from any street.
- e. *Garages.* Each Residence must have at least a two-car garage accessed by a driveway. The garage may be a separate structure.

f. *Damaged or Destroyed Residences and Structures.* Any Residence or Structure that is damaged must be repaired within 180 days (or within a period approved by the ACC) and the Lot restored to a clean, orderly, and attractive condition. Any Residence or Structure that is damaged to the extent that repairs are not practicable must be demolished and removed within 180 days and the Lot restored to a clean and attractive condition.

g. *Fences, Walls, and Hedges.* No fence, wall, or hedge may be located forward of the front wall line of the Residence, except for trellises and decorative fences that are approved by the ACC.

3. *Building Materials for Residences and Structures*

a. *Roofs.* Only composition roofs may be used on Residences and Structures. All roof stacks must be painted to match the roof color.

Nothing herein shall be interpreted to prohibit or restrict a property owner who is otherwise authorized to install shingles on the roof of the owner's property from installing shingles that are (1) designed primarily to be wind and hail resistant, (2) provide heating and cooling efficiencies greater than those provided by customary composite shingles or (3) provide solar generation capabilities; and that, when installed: (A) resemble the shingles used or otherwise authorized for use on property in the subdivision; (B) are more durable than and are of equal or superior quality to the shingles used or otherwise authorized for use on property in the subdivision; and (C) match the aesthetics of the property surrounding the owner's property.

b. *Air Conditioning.* Window- or wall-type air conditioners may not be used in a Residence.

c. *Color Changes.* No change to the color of the exterior walls, trim, or roof of a Residence will be permitted, unless otherwise approved by the ACC.

d. *Driveways and Sidewalks.* All driveways and sidewalks must be surfaced with concrete, unless otherwise approved by the ACC. Driveways and sidewalks may not be surfaced with dirt, gravel, shell, or crushed rock.

**E Property Owners Association**

1. *Establishment and Governance.* The Property Owners Association is established by filing its certificate of formation and is governed by the certificate, the Declaration, and the Bylaws. The Property Owners Association has the powers of a nonprofit corporation and a property owners association under the Texas Business Organizations Code, the Texas Property Code, and the Governing Documents.

2. *Rules.* The Board may adopt rules that do not conflict with law or the other

Governing Documents. On request, Owners will be provided a copy of any rules.

3. *Membership and Voting Rights.* Every Owner is a Member of the Property Owners Association. Membership is appurtenant to and may not be separated from ownership of a Lot. The Property Owners Association has two classes of voting Members:

- a. *Class A.* Class A Members are all Owners, other than Declarant. Class A Members have one vote per Lot. When more than one person is an Owner, each is a Class A Member, but only one vote may be cast for a Lot.
- b. *Class B.* The Class B Member is Declarant and has the number of votes for each Lot owned specified in the Bylaws. The Class B Membership ceases and converts to Class A Membership on the date a transition agreement is executed between Declarant and the Class A Members.

**F. ACC**

1. *Establishment*

- a. *Purpose.* The ACC is established as a committee of the Property Owners Association to assist the Property Owners Association in ensuring that all Residences, Structures, and landscaping within the Subdivision are aesthetically compatible and conform to the Governing Documents.
- b. *Members.* The ACC consists of at least 2 persons appointed by the Board. The Board may remove or replace an ACC member at any time.
- c. *Term.* ACC members serve until replaced by the Board or they resign.
- d. *Standards.* Subject to Board approval, the ACC may adopt standards that do not conflict with the other Governing Documents to carry out its purpose. These standards are not effective unless recorded with the county clerk. On request, Owners will be provided a copy of any standards.

2. *Plan Review*

- a. *Required Review by ACC.* No Residence or Structure may be erected on any Lot, or the exterior altered, unless plans, specifications, and any other documents requested by the ACC have been submitted to and approved by the ACC. The plans and specifications must show exterior design, height, building materials, color scheme, location of the Residence and Structures depicted horizontally and vertically, and the general plan of landscaping, all in the form and detail the ACC may require.

- b. *Procedures*

i. *Complete Submission.* Within 30 days after the submission of plans and specifications by an Owner, the ACC must notify the submitting Owner of any other documents or information required by the ACC. In the absence of timely notice from the ACC requesting additional documents or other information, the submission is deemed complete.

ii. *Deemed Approval.* If the ACC fails to give notice of disapproval of the plans and specifications to the submitting Owner within 30 days after complete submission, the submitted plans and specifications are deemed approved.

c. *Appeal.* An Owner may appeal any action of the ACC to the Board. The appealing Owner must give written notice of the appeal to the Board, and if the appeal is by an Owner who is not the submitting Owner, the appealing Owner must also give written notice to the submitting Owner within 15 days after the ACC's action. The Board shall determine the appeal within 15 days after timely notice of appeal is given. The determination by the Board is final.

d. *Records.* The ACC will maintain written records of all requests submitted to it and of all actions taken. The Board will maintain written records of all appeals of ACC actions and all determinations made. Any Owner may inspect the records of the ACC and Board, but no Owner may inspect or copy the interior floor plan or security system design of any other Owner.

e. *No Liability.* The Property Owners Association, the Board, the ACC, and their members will not be liable to any person submitting requests for approval or to any Owner by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove any request.

## G. Assessments

1. *Authority.* The Property Owners Association may levy Assessments to promote the recreation, health, safety, and welfare of the residents in the Subdivision, to fund operating expenses of the Property Owners Association, and to improve and maintain the Common Areas.

2. *Personal Obligation.* An Assessment is a personal obligation of each Owner when the Assessment accrues.

3. *Creation of Lien.* Assessments are secured by a continuing vendor's lien on each Lot, which lien is reserved by the Declarant and assigned to the Property Owners Association. By acceptance of a deed to a Lot, each Owner grants the lien, together with the power of sale, to the Property Owners Association to secure Assessments.

4. *Commencement.* A Lot becomes subject to Assessments on conveyance of the Lot by Declarant.

5. *Regular Assessments*

a. *Rate.* Regular Assessments are levied by the Board, annually, to fund the anticipated operating and maintenance expenses of the Property Owners Association. Until changed by the Board, the Regular Assessment is \$450.00.

b. *Changes to Regular Assessments.* Regular Assessments may be changed annually by the Board. Written notice of the Regular Assessment will be sent to every Owner at least thirty days before its effective date.

c. *Collections.* Regular Assessments will be collected semiannually in advance, payable on the first day of January and on the same day each succeeding six months.

6. *Special Assessments.* In addition to the Regular Assessments, the Board may levy Special Assessments for the purpose of funding the cost of any construction, reconstruction, repair, or replacement of any capital improvement on the Common Area or for any other purpose benefitting the Subdivision but requiring funds exceeding those available from the Regular Assessments. Special Assessments must be approved by the Members. Written notice of the terms of the Special Assessment will be sent to every Owner.

7. *Approval of Special Assessments.* Any Special Assessment must be approved by a majority vote at a meeting of the Members in accordance with the Bylaws.

8. *Fines.* The Board may levy a fine against an Owner for a violation of the Governing Documents as permitted by law.

9. *Subordination of Lien to Mortgages.* The lien granted and reserved to the Property Owners Association is subordinate to any lien granted by an Owner against a Lot not prohibited by the Texas Constitution. The foreclosure of a superior lien extinguishes the Property Owners Association's lien as to Assessments due before the foreclosure.

10. *Delinquent Assessments.* Any Assessment not paid within 10 days after it is due is delinquent.

**H. Remedial Rights**

1. *Late Charges and Interest.* A late charge of 5.0 percent of the delinquent amount is assessed for delinquent payments. Delinquent Assessments accrue interest at the rate of 5.0 percent per year. The Board may change the late charge and the interest rate.

2. *Costs, Attorney's Fees, and Expenses.* If the Property Owners Association complies with all applicable notice requirements, an Owner is liable to the Property Owners Association for all costs and reasonable attorney's fees incurred by the Property Owners Association in collecting delinquent Assessments, foreclosing the Property Owners Association's lien, and enforcing the Governing Documents.

3. *Judicial Enforcement.* The Property Owners Association may bring an action against an Owner to collect delinquent Assessments, foreclose the Property Owners Association's lien, or enforce or enjoin a violation of the Governing Documents. An Owner may bring an action against another Owner to enforce or enjoin a violation of the Governing Documents.

4. *Remedy of Violations.* The Property Owners Association may access an Owner's Lot to remedy a violation of the Governing Documents.

5. *Suspension of Rights.* If an Owner violates the Governing Documents, the Property Owners Association may suspend the Owner's rights under the Governing Documents in accordance with law until the violation is cured, provided, however, that the right of an Owner to run for a position on the Board shall not be limited except as provided by law.

6. *Damage to Property.* An Owner is liable to the Property Owners Association for damage to Common Areas caused by the Owner or the Owner's family, guests, agents, independent contractors, and invitees in accordance with law.

#### **I. Common Area**

1. *Common Area Easements.* Each Owner has an easement in and to the Common Area, subject to the right of the Property Owners Association to -

- a. charge reasonable admission and other fees for the use of recreational facilities situated on the Common Area, and if an Owner does not pay these fees, the Owner may not use the recreational facilities;
- b. suspend an Owner's rights under the Governing Documents;
- c. grant an easement approved by the Board over the Common Area for utility, drainage, or other purposes; and
- d. dedicate or convey any of the Common Area for public purposes, on approval by a vote of majority of the Members at a meeting in accordance with the Bylaws.

2. *Permitted Users.* An Owner's right to use and enjoy the Common Area extends to the Owner's family, guests, agents, and invitees, subject to the Governing Documents.

3. *Unauthorized Improvements in Common Area.* An Owner may not erect or alter any Structure on, or clear, landscape, or disturb, any Common Area except as approved by the Board.

#### **J. General Provisions**

1. *Term.* This Declaration runs with the land and is binding in perpetuity.
2. *No Waiver.* Failure by the Property Owners Association or an Owner to enforce the Governing Documents is not a waiver.
3. *Corrections.* The Board may correct typographical or grammatical errors, ambiguities, or inconsistencies contained in this Declaration, provided that any correction must not impair or affect a vested property right of any Owner.
4. *Amendment.* This Declaration may be amended at any time by vote of 67 percent of the votes in the Property Owners Association at a meeting in accordance with the Bylaws. An instrument containing the approved amendment will be signed by the Property Owners Association and recorded.
5. *Conflict.* This Declaration controls over the other Governing Documents.
6. *Severability.* If a provision of this Declaration is unenforceable for any reason, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability does not affect any other provision of this Declaration, and this Declaration is to be construed as if the unenforceable provision is not a part of the Declaration.
7. *Notices.* Any notice required or permitted by the Governing Documents must be in writing. To the extent required by law, notices regarding remedial rights must be given by certified mail, return receipt requested. All other notices may be given by regular mail. Notice is deemed delivered (whether actually received or not) when properly deposited with the United States Postal Service, addressed to a Member, at the Member's last known address according to the Property Owners Association's records, and the Property Owners Association, the Board, the ACC, or a managing agent at the Property Owners Association's principal office or another address designated in a notice to the Members. Unless otherwise required by law or the Governing Documents, actual notice, however delivered, is sufficient.
8. *Annexation of Additional Property.* On written approval of the Board and not less than 75 percent of the Members at a meeting in accordance with the Bylaws, the owner of any property who desires to subject the property to this Declaration may record an annexation agreement that will impose this Declaration and the Covenants on that property.

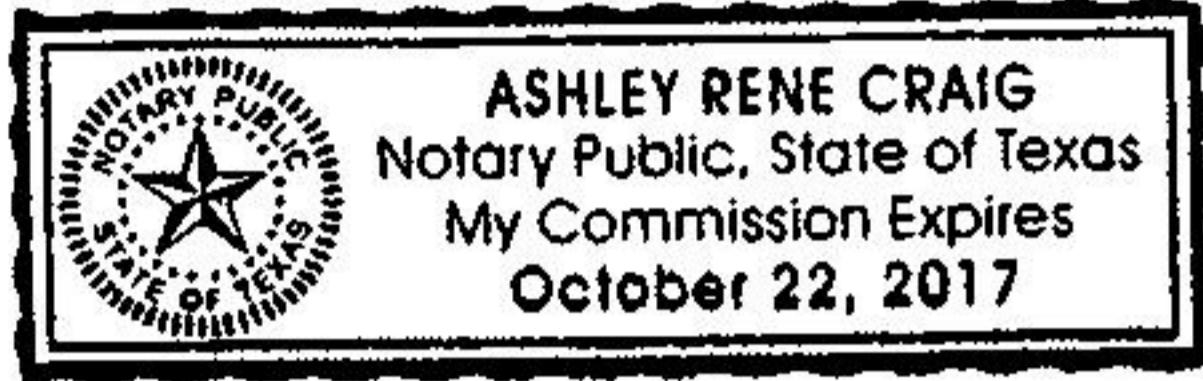


Riaz Hussain  
President, Ramypasha Investment, Inc.

STATE OF TEXAS )

COUNTY OF TARRANT )

This instrument was acknowledged before me on 07/03/14, 2014, by Riaz Hussain.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires:

After recording, please return to:  
GALLOWAY & GILLILAND, PLLC  
425 E. Southlake Blvd.  
Suite 200  
Southlake, TX 76092  
Tel: (817) 591-0490  
Fax: (817) 541-4475

Unofficial Copy

Unofficial Copy

# **Exhibit “A”**



0206273887

4-11398  
144

State of Texas §  
County of Tarrant §

0206273887

4-11398  
281

Owner's Acknowledgment and Dedication:

HEREBY, Rampres Investments, Inc., being the owner of the following described tract of land to wit:

ALL that certain tract or parcel of land situated in the T. E. MARTIN SURVEY, ABSTRACT NO. 1055, Tarrant County, Texas and being the same tract as described in Deed to Rampres Investments, Inc., as recorded in Instrument No. 2003110817 of the Deed Records, Tarrant County, Texas and also being a portion of Lot 18, Block 1, and a portion of Nob Hill Drive, WOODLAND OAKS, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-218, Page 63 of the Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for the southwest corner of said Lot 18, also being the southeast corner of Lot 16 of said Block 1;

THENCE North 00 degrees 33 minutes 31 seconds West with the westerly boundary line of said Lot 18, a distance of 180.80 feet to a 3/8 inch steel rod found for the southeast corner of Lot 17 of said Block 1, also being in the southwesterly right-of-way line of Nob Hill Drive;

THENCE North 31 degrees 02 minutes 09 seconds East, a distance of 40.34 feet to an "X" cut in concrete found in the northwesterly right-of-way line of said Nob Hill Drive;

THENCE North 49 degrees 57 minutes 19 seconds West with the westerly boundary line of said Lot 381-A, a distance of 114.03 feet to a 1/2 inch steel rod found for the northwest corner of said Rampres tract, also being the southwest corner of a tract described in Deed to City A, Inc. as recorded in Volume 130651, Page 392 of said Deed Records;

THENCE North 00 degrees 29 minutes 07 seconds East with the easterly boundary line of said Lot 381-A, a distance of 114.03 feet to a 1/2 inch steel rod found for the northwest corner of said Rampres tract, also being the southwest corner of a tract described in Deed to City A, Inc. as recorded in Volume 130651, Page 392 of said Deed Records;

THENCE South 89 degrees 10 minutes 29 seconds East with the common boundary line between said Rampres tract and said Lee Tract, a distance of 394.80 feet to a 1/2 inch capped steel rod stamped "MOLE SURV RIG" set in the westerly right-of-way line of Precinct Line Road (a variable width right-of-way);

THENCE with said westerly right-of-way line as follows:

South 03 degrees 59 minutes 33 seconds East, a distance of 46.42 feet to a Texas Department of Transportation concrete monument;

South 00 degrees 33 minutes 32 seconds West, a distance of 100.00 feet to a Texas Department of Transportation concrete monument;

South 04 degrees 00 minutes 42 seconds West, a distance of 100.25 feet to a Texas Department of Transportation concrete monument;

South 02 degrees 47 minutes 03 seconds West, a distance of 100.38 feet to a Texas Department of Transportation concrete monument;

South 09 degrees 29 minutes 59 seconds West, a distance of 98.53 feet to a 1/2 inch steel rod found in the said southerly boundary line of said Lot 18;

THENCE North 89 degrees 16 minutes 14 seconds West with said southerly boundary line, a distance of 273.47 feet to the place of beginning and containing 3,248 acres of land, more or less.

And do hereby adopt this plat designating the name as WOODLAND OAKS, PHASE 2, per address in the City of North Richland Hills, Tarrant County, Texas.

Know All Men By These Presents:

That I, Mohammed Alkhatib, Principal, do hereby certify that Rampres Investments, Inc. is the legal owner of the above described tract of land and does hereby convey to the public for the public use the streets, alleys, rights-of-way and any other public areas shown on this plat.

Mohammed Alkhatib, Principal

State of Texas  
County of Tarrant §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Mohammed Alkhatib, 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 purpose and considerations therein expressed, and in his capacity therein stated.

Given under my hand and seal of office this 21st day of August, 2003.

Notary Public for the State of Texas  
My Comm. Expires 08/21/05



UNRECORDED



TARRANT COUNTY TAX OFFICE  
100 E. Weatherford, Room 105 - Fort Worth, Texas 76104-0100  
817-384-1100  
taxoffice@tarrantcounty.com

D206273887  
TARRANT COUNTY TAX OFFICE

549  
RETAIL PRICE  
Tax Assessor/Collector

4-11-13

PAGE 1 OF 1

TAX CERTIFICATE FOR ACCOUNT: 00000001  
NO. 00000001  
CERTIFICATE NO.: 4086887  
SOLICITING AGENCY  
BERRY PRICE  
PROPERTY NO. 9  
FORT WORTH, TX 76104-0018  
DATE: 4/22/2014  
FEE: \$10.00  
ESSENTIAL DESCRIPTION  
MARTIN TADY K SURVEY  
A1106 TR 3G  
00000000 PRECINCT LINE RD  
1.33 ACRES  
PROBERTS INVESTMENT INC  
1806 CENTRAL DR STE 206  
BEDFORD TX 76021-1806

REQUESTED BY  
MARK HARVELL ASSOCIATES  
100 W WEATHERFORD  
FT WORTH TX 76102

YEAR	TAX UNIT	AMOUNT DUE
2005	BIRDVILLE ISD	0.00
2005	CITY OF NORTH RICHLAND HILLS	0.00
2005	JPS HEALTH NETWORK	0.00
2005	TARRANT COUNTY	0.00
2005	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO: MARK HARVELL ASSOCIATES  
ACCOUNT NUMBER: 00000001  
TOTAL CERTIFIED TAX: \$0.00  
BY: *Deborah Davis* TARRANT COUNTY TAX OFFICE  
BY: *Debra Williams* TARRANT COUNTY TAX OFFICE

REVISED 10/20



TARRANT COUNTY TAX OFFICE  
100 E. Weatherford, Room 105 - Fort Worth, Texas 76104-0100  
817-384-1100  
taxoffice@tarrantcounty.com

D206273887  
TARRANT COUNTY TAX OFFICE

549  
RETAIL PRICE  
Tax Assessor/Collector

4-11-13

PAGE 1 OF 1

TAX CERTIFICATE FOR ACCOUNT: 00000001  
NO. 00000001  
CERTIFICATE NO.: 4086888  
SOLICITING AGENCY  
BERRY PRICE  
PROPERTY NO. 14  
FORT WORTH, TX 76104-0018  
DATE: 4/22/2014  
FEE: \$10.00  
ESSENTIAL DESCRIPTION  
MARTIN TADY K SURVEY  
A1026 TR 3001  
00000000 PRECINCT LINE RD  
1.03 ACRES  
PROBERTS INVESTMENT INC  
1806 CENTRAL DR STE 206  
BEDFORD TX 76021-1806

REQUESTED BY  
MARK HARVELL ASSOCIATES  
100 W WEATHERFORD  
FT WORTH TX 76102

YEAR	TAX UNIT	AMOUNT DUE
2005	BIRDVILLE ISD	0.00
2005	CITY OF NORTH RICHLAND HILLS	0.00
2005	JPS HEALTH NETWORK	0.00
2005	TARRANT COUNTY	0.00
2005	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO: MARK HARVELL ASSOCIATES  
ACCOUNT NUMBER: 00000001  
TOTAL CERTIFIED TAX: \$0.00  
BY: *Deborah Davis* TARRANT COUNTY TAX OFFICE  
BY: *Debra Williams* TARRANT COUNTY TAX OFFICE

REVISED 10/20

Unofficial Copy



**D206273887**  
TARRANT COUNTY TAX OFFICE  
100 E. Weatherford, Room 100 • Fort Worth, Texas 76106-0301 • 817.584.1100  
tastaff@tarrantcounty.com

A-11398  
544  
SETTLED PRICE  
By Assessor's Office

DATE: 09/08/08  
FEE: \$10.00  
PROPERTY IDENTIFICATION  
MUGOOLAND OAKS ADDITION  
BLK 1 LOT 10A  
0008930 NDBS 4411 DR  
0.8787 ACRES  
0008930 NDBS 4411 DR  
0.8787 ACRES  
1900 CENTRAL DR STE 206  
BEDFORD TX 76025  
100 W WEATHERFORD  
FT WORTH TX 76106

TAX CERTIFICATE FOR ACCOUNT 090007708  
AD NUMBER: 0750 10A  
CERTIFICATE NO: 4084461  
COLLECTING AGENCY  
SETTLED PRICE  
PO BOX 98120  
FORT WORTH TX 76108-0018  
REQUESTED BY  
MARK HARNWELL ASSOCIATES  
100 W WEATHERFORD  
FT WORTH TX 76106

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other liability fees that have been assessed and are now due to the taxing entities and for the year and set below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the accuracy of the property, interest, or other fees assessed by or due any taxing entity for the year of assessment. The Tarrant County Tax Assessor-Collector did not have the liability duly certified or help records of such collection. Assessments may be assessed due on the assessed property, which are not reflected herein, if the said described property has or is receiving any special policies or services that may trigger the method provided. This certificate applies to all valuation bases only and does not apply to any special assessment taxes.

YEAR	TAX UNIT	ACQUISITION
2005	SHRDVILLE ISO	0.00
2005	CITY OF NORTH RICHLAND HILLS	0.00
2005	JPS HEALTH NETWORK	0.00
2005	TARRANT COUNTY	0.00
2005	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO: MARK HARNWELL ASSOCIATES  
ACCOUNT NUMBER: 090007708  
TOTAL CERTIFIED TAX: \$0.00  
BY: *[Signature]* TARRANT COUNTY TAX OFFICE  
BY: *[Signature]* TARRANT COUNTY TAX OFFICE

D206273887

CITY OF NORTH RICHLAND HILLS

Submitter: CITY OF NORTH RICHLAND HILLS -ZNRHS-001

SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76106-0401

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

File For Registration: 08/12/08 09:58 AM  
Instrument #: D206273887  
PLAT A 7 PAGES \$11.00

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.

*[Signature]*  
CABINET A SLIDE 11398

Who's the Winner?