

**CERTIFICATE OF FORMATION  
OF  
550 TUSCANY OFFICE CONDOMINIUMS ASSOCIATION OF OWNERS, INC.**

The undersigned, acting as the sole organizer of a nonprofit corporation pursuant to the Texas Business Organizations Code of the State of Texas (the "TBOC"), does hereby adopt the following Certificate of Formation for 550 Tuscany Office Condominiums Association of Owners, Inc.:

**Article One.** The name of the corporation is 550 Tuscany Office Condominiums Association of Owners, Inc.

**Article Two.** The corporation is a nonprofit corporation.

**Article Three.** The period of its duration is perpetual.

**Article Four.** The purpose for which the corporation is organized is to represent the interests of owners of 550 Tuscany Office Condominiums Association of Owners, Inc.

**Article Five.** The street address of the initial registered office of the corporation is 601 Strada Circle, Suite I, Mansfield, Texas 76063, and the name of its initial registered agent at such address is Larry Nix.

**Article Six.** The name and address of the organizer is Gregory W. Monroe, 1000 Ballpark Way, Suite 308, Arlington, TX 76011.

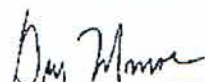
**Article Seven.** The nonprofit corporation will have no members and the management of the affairs of the corporation is initially vested in the board of directors. The number of directors constituting the initial board of directors of the corporation is three and the names and addresses of the persons who are to serve as the initial directors are:

NAME	ADDRESS
Larry Nix	601 Strada Circle, Suite I Mansfield, Texas 76063
Gary Grossman	601 Strada Circle, Suite I Mansfield, Texas 76063
Lisa Lambert	601 Strada Circle, Suite I Mansfield, Texas 76063

**Article Eight.** This document becomes effective when the document is filed with the Secretary of State.

IN WITNESS WHEREOF, this Certificate of Formation has been executed on this the 3<sup>rd</sup> day of October, 2008, by the undersigned.

**SOLE ORGANIZER**

  
\_\_\_\_\_  
Gregory W. Monroe



Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX: 512/463-5709



**Certificate of Formation  
Nonprofit Corporation**

Filing Fee: \$25

Filed in the Office of the  
Secretary of State of Texas  
Filing #: 801036567 10/03/2008  
Document #: 231914900002  
Image Generated Electronically  
for Web Filing

**Article 1 - Corporate Name**

The filing entity formed is a nonprofit corporation. The name of the entity is:

**550 Tuscany Office Condominiums Association of Owners, Inc.**

The name must not be the same as, deceptively similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for the "name availability" is recommended.

**Article 2 - Registered Agent and Registered Office**☐ A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Larry Nix

C. The business address of the registered agent and the registered office address is:

Street Address:

601 Strada Circle

Suite I Mansfield TX 76063

**Article 3 - Management (Complete items A or B)**☐ A. Management of the affairs of the corporation is to be vested solely in the members of the corporation.

OR

☒ B. Management of the affairs of the corporation is to be vested in its board of directors. The number of directors, which must be a minimum of three, that constitutes the initial board of directors and the names and addresses of the persons who are to serve as directors until the first annual meeting or until their successors are elected and qualified are set forth below.

Director 1: Larry Nix

Title: Director

Address: 601 Strada Circle Suite I Mansfield TX, USA 76063

Director 2: Gary Grossman

Title: Director

Address: 601 Strada Circle Suite I Mansfield TX, USA 76063

Director 3: Lisa Lambert

Title: Director

Address: 601 Strada Circle Suite I Mansfield TX, USA 76063

**Article 4 - Organization Structure**  
(You must select either A or B below)☐ A. The corporation will have members.☒ B. The corporation will not have members.**Article 5 - Purpose**

The corporation is organized for the following purpose or purposes:

**to represent the interests of owners of 550 Tuscany Office Condominiums Association of Owners, Inc.****Supplemental Provisions / Information**

[The attached addendum, if any, is incorporated herein by reference.]

**Effectiveness of Filing**

☒ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

**Organizer**

The name and address of the organizer are set forth below.

**Gregory W. Monroe**      **1000 Ballpark Way, Ste. 308, Arlington, Texas 76011**

**Execution**

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

**Gregory W. Monroe**

Signature of organizer.

FILING OFFICE COPY

Official Document





## Office of the Secretary of State

October 03, 2008

Attn: Morrison & Cox, LLP

Morrison & Cox, LLP  
5850 Colleyville Blvd., Suite B  
Colleyville, TX 76034 USA

RE: 550 Tuscany Office Condominiums Association of Owners, Inc.  
File Number: 801036567

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created nonprofit corporation.

Nonprofit corporations do not automatically qualify for an exemption from federal and state taxes. Shortly, the Comptroller of Public Accounts will be contacting the corporation at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the corporation. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>. For information on state tax exemption, including applications and publications, visit the Comptroller's Exempt Organizations web site at <http://window.state.tx.us/taxinfo/exempt/index.html>. Information on exemption from federal taxes is available from the Internal Revenue Service web site at [www.irs.gov](http://www.irs.gov).

Nonprofit corporations do not file annual reports with the Secretary of State, but do file a report not more often than once every four years as requested by the Secretary. It is important for the corporation to continuously maintain a registered agent and office in Texas, as this is the address to which the Secretary of State will send a request to file a periodic report. Failure to maintain a registered agent or office in Texas, failure to file a change to the agent or office information, or failure to file a report when requested may result in the involuntary termination of the corporation. Additionally, a nonprofit corporation will file documents with the Secretary of State if the corporation needs to amend one of the provisions in its certificate of formation. If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Business & Public Filings Division  
(512) 463-5555  
Enclosure

Come visit us on the internet at <http://www.sos.state.tx.us/>

Phone: (512) 463-5555  
Prepared by: Dee Harris

Fax: (512) 463-5709  
TDD: 10286

Dial: 7-1-1 for Relay Services  
Document: 231914900002



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

550 Tuseany Office Condominiums Association of Owners, Inc.  
File Number: 801036567

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 10/03/2008

Effective: 10/03/2008



A handwritten signature in black ink, appearing to read "Hope Andrade".

Hope Andrade  
Secretary of State

Unofficial Document

# Exhibit G



**BYLAWS OF  
550 TUSCANY OFFICE CONDOMINIUM ASSOCIATION OF OWNERS, INC.**

**I. OFFICES, DEFINITIONS**

**1.01 Registered Office and Agent.** The Registered Office of 550 Tuscany Office Condominium Association of Owners, Inc. (the "Association") is 601 Strada Circle, Suite I, Mansfield, Texas 76063 and the name of the Registered Agent of the Association is Larry Nix.

**1.02 Other Offices.** The Association may also have offices at such other places within or without the State of Texas as the Board of Directors may from time to time determine or the business of the Association may require.

**1.03 Incorporation of Restrictions.** The Association shall take all steps necessary to carry out the provisions of the Declaration of Covenants, Conditions, and Restrictions for 550 Tuscany Office Condominiums (the "Declaration"). The Declaration is hereby incorporated into and made a part of these Bylaws. Declarant shall have full power to exercise control over the Association as set forth in the Restrictions, until such time as transfer of authority to the Association by Declarant is finalized.

**II. MEETING OF MEMBERS**

**2.01 General Meetings.** All meetings of the Members for the election of directors shall be held at the office of the Association in Texas, or at such other place, within or without the State of Texas as may be specified in the Notice of the Meeting or in a duly executed Waiver of Notice thereof. Meetings of Members for any other purpose may be held at such time and place, within or without the State of Texas as shall be stated in the Notice of the Meeting or in a duly executed Waiver of Notice thereof.

**2.02 Annual Meeting.** An Annual Meeting of the Members shall be held on the second Tuesday of January of each year, at the hour of 6:00 o'clock p.m.; provided, however, that should said day fall upon a legal holiday, then at the same time on the next business day thereafter. At such meeting, Directors shall be elected, reports of the affairs of the Association shall be considered, and any other business may be transacted which is within the powers of the members.

**2.03 Member List.** At least ten days before each meeting of the Members, a complete list of the Members entitled to vote at each meeting arranged in alphabetical order, with the residence of each and the number of votes held by each shall be prepared by the Secretary. Such list shall be kept on file at the Registered Office of the Association for a period of ten days prior to such meeting and shall be subject to inspection by any Member at any time during usual business hours. Such list shall be produced and kept open at the time and place of the meeting during the whole time thereof, and shall be subject to the inspection of any Member who may be present.

**2.04 Call for Special Meetings.** Special meetings of the Members for any purpose or purposes, unless otherwise prescribed by statute, the Articles of Incorporation, or these Bylaws, may be called by the President, the majority of the Board of Directors or the holders of not less than one-fifth (1/5) of all the Members entitled to vote at the meetings. Business transacted at any special meeting shall be confined to the subjects stated in the Notice of the Meeting.

**2.05 Notice.** Written or printed notice stating the place, date and time of the meeting and, in case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than 15 or more than 30 days before the date of the meeting, either personally or by mail, by



or at the direction of the President, the Secretary, or the officer or person calling the meeting, to each Member of record entitled to vote at the meeting.

### III. DIRECTORS

**3.01 Powers.** The business and affairs of the Corporation shall be managed by its Board of Directors who may exercise all the powers of the Corporation and may do all lawful acts and things which are not by statute, The Declaration, the Certificate of Formation or these Bylaws directed or required to be exercised or done by the Members. Specifically, the Board of Directors shall be empowered to take such actions as authorized by the Directors.

**3.02 Number and Election.** The Board of Directors shall consist of no less than three and no more than five Directors. The initial Board of Directors is named in the Certificate of Formation for the Association. Declarant shall have the right to name additional Directors, rename Directors and appoint replacement Directors so long as the Declarant owns one Unit. Therefore, the Directors shall be elected at the annual meeting of the Members, except as hereinafter provided, and each Director elected shall hold office until his successor has been elected and qualified.

**3.03 Term of Office.** Directors shall be elected for a term of two years. At the initial meeting of the Board, the Directors shall appoint a minimum of one Unit owner Member for a two year term.

**3.04 Removal; Filling Vacancies.** Any Director may be removed, with or without cause, at any special meeting of the Members by the affirmative vote of a majority of the Members present in person or by proxy at such meeting and entitled to vote for the election of such Director, if notice of intention to act upon such matter shall have been given in the notice calling such meeting. If any vacancies occur in the Board of Directors, for any reason, a majority of the Directors then in office, though less than a quorum, may choose a successor or successors. Each successor Director so chosen shall be elected for the unexpired term of the predecessor in office.

**3.05 Prohibition of Cumulative Voting.** Directors shall be elected by plurality vote. Cumulative voting shall not be permitted.

**3.06 Location of Meetings.** The Directors of the Corporation may hold their meetings, both regular and special, either within or without the State of Texas.

**3.07 Annual Meetings.** The first meeting of each newly elected Board shall be held without further notice immediately following the annual meeting of Members, and at the same place, unless by unanimous consent of the Directors then elected and serving such time or place shall be changed.

**3.08 Regular Meetings.** Regular meetings of the Board of Directors shall be held semi-annually or more frequently if called by the President or by a majority of Board Members at such time and place as shall from time to time be determined by the Board.

**3.09 Special Meetings.** Special meetings of the Board of Directors may be called by the President or Secretary on two days' notice to each Director, either personally or by mail or by telegram; special meetings shall be called by the President or Secretary in like manner and on like notice on the written request of a majority of Directors. Except as otherwise expressly provided by statute, the Certificate of Formation or these Bylaws, neither the business to be transacted, nor the purpose of any special meeting need be specified in a notice or waiver of notice.



**3.10 Quorum.** At all meetings of the Board of Directors, the presence of three of the Directors shall be necessary and sufficient to constitute a quorum for the transaction of business and the act of three of the Directors present at any meeting at which there is a quorum shall be the act of the Board of Directors, except as may be otherwise specifically provided by statute, the Declaration, the Certificate of Formation or these Bylaws. If a quorum shall not be present at any meeting of Directors, the Director(s) present thereat may adjourn the meeting from time to time without notice other than announcement at the meeting, until a quorum shall be present.

#### IV. NOTICES

**4.01 Formalities of Notices.** Whenever under the provisions of the statutes, the Certificate of Formation, these Bylaws, or the Declaration, notice is required to be given to any Director or Member, and no provision is made as to how such notice shall be given, it shall be construed to mean either personal notice or notice in writing, by mail (regular or otherwise), postage prepaid, addressed to such Director or Member at such address as appears on the books of the Corporation. Any notice required or permitted to be given by mail shall be deemed to be given at the time when the same shall be thus deposited in the United States Mail as aforesaid.

**4.02 Waiver of Notices.** Whenever any notice is required to be given to any Member or Director of the Corporation under the provisions of the statutes, the Certificate of Formation or these Bylaws, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated in such notice, shall be deemed equivalent to the giving of such notice. Signing the minutes of any meeting shall be deemed a waiver of all formalities with respect to such meeting.

#### V. OFFICERS

**5.01 Miscellaneous Provisions.** The officers of the Corporation shall be elected by the Directors and shall be a President, a Secretary and a Treasurer. Any two or more offices may be held by the same person, except that the offices of President and Secretary and President and Treasurer shall not be held by the same persons. Any such officer shall have the powers and duties usually associated with such office, subject to limitations or extension by the Board of Directors.

**5.02 Other Agents.** The Board of Directors may appoint such other officers and agents as it shall deem necessary, who shall be appointed for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Board.

**5.03 Duties.** The duties of the officers are as follows:

- a. **President.** The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all contracts, mortgages, tax returns, and other written instruments; shall co-sign all checks (except those on a monthly recurring nature previously approved by the Board), and promissory notes; shall appoint committee chairmen and members of committees with the concurrence of the Board; and shall carry out such other duties as may be assigned by the Board or the Policy Manual as adopted by the Board.
- b. **Secretary.** The Secretary shall perform or cause to be performed the following secretarial activities: record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal and affix it on all papers requiring said



seal; serve notice of meetings of the Board and members; keep the appropriate current records showing the ownership of Units and membership of the Association, together with their addresses; and shall perform such other duties as required by the Board or the Policy Manual as adopted by the Board.

c. **Treasurer.** The Treasurer shall perform or cause to be performed the following financial activities: receive and deposit in appropriate bank accounts all monies of the Association and disburse such funds as directed by a Resolution of the Board; co-sign all checks; cause an annual audit of the Association Books to be made at the completion of each fiscal year; prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of the budget and assessments adopted by the Board to each member. The Treasurer shall perform such other duties as required by the Board or the Policy Manual as adopted by the Board.

**5.04 Salaries.** All officers and directors of the Corporation shall serve without compensation. However, expenses may be reimbursed for unusual activities carried out on behalf of the Corporation. Any officer may receive compensation for services rendered to the Corporation in other than his official capacity.

**5.05 Tenure; Removal; Vacancies.** Each officer of the Corporation shall hold office for a term of one year or until his successor is chosen and qualified in his stead or until death, resignation or removal from office. Any officer or agent elected or appointed by the Board of Directors may be removed at any time by the affirmative vote of a majority of the whole Board of Directors, but such removal shall be without prejudice to the contract rights, if any, of the person so removed. If the office of any officer becomes vacant, for any reason, the vacancy may be filled by the Board of Directors.

## VI. GENERAL PROVISIONS

**6.01 Fiscal Year.** The fiscal year of the Corporation shall be the calendar year.

**6.02 Seal.** There shall be no necessity for a corporate seal, but if there should be one, such seal shall have inscribed thereon the name of the Corporation and the word "TEXAS". Such seal may be used by causing it or a facsimile thereof to be impressed or affixed or reproduced or otherwise.

**6.03 Indemnification.** The Association shall indemnify any Director, officer or employee or former Director, officer or employee of the Corporation, against expenses actually and necessarily incurred by him and any amount paid in satisfaction of judgments in connection with any action, suit or proceeding, whether civil or criminal in nature, in which he is made a party by reason or being or having been such a Director, officer or employee (whether or not a Director, officer or employee at the time such costs or expenses are incurred by or imposed upon him) except in relation to matters as to which he shall be adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct in the performance of duty. The Corporation shall pay or cause to be paid to any Director, officer or employee the reasonable costs of settlement of any such action, suit or proceeding. Such right of indemnification shall not be deemed exclusive of any other rights to which such Director, officer or employee may be entitled by law or under any bylaw, agreement, vote of members or otherwise.

## VII. AMENDMENTS



These Bylaws may be altered or amended by a two-thirds (2/3) vote of members voting in person or by proxy at a duly called regular or special membership meeting at which a quorum is present.

EXECUTED this 29 day of Oct, 2008

  
LARRY NIX

  
GARY GROSSMAN

  
LISA LAMBERT

STATE OF TEXAS §  
§  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LARRY NIX, known to me to be the person and officer 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 as the act and deed of said corporation.

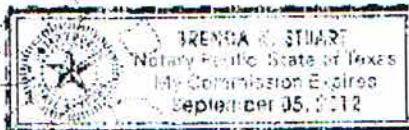
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of Oct, 2008

Brenda K. Stuart

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS §  
§  
COUNTY OF TARRANT §



BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared GARY GROSSMAN, known to me to be the person and officer 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 as the act and deed of said corporation.

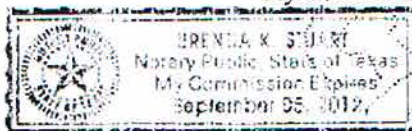
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of Oct, 2008

Brenda K. Stuart

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS §  
§  
COUNTY OF TARRANT §



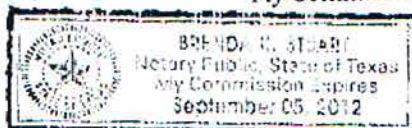
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LISA LAMBERT, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of Oct, 2008

Brenda K. Stuart

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_





**Tuscan WC Builders, LLC**

**Unanimous Written Consent of Members**

The undersigned, being all the members of Tuscan WC Builders, LLC, a Texas limited liability company (the "Company"), acting pursuant to the provisions of Article 2.23(B)(1) of the Texas Limited Liability Company Act, Tex. Rev. Civ. Stat. Ann. art. 1528n, adopt by consent the following resolutions:

RESOLVED that the President of Cowtown Land Company, Inc., a Texas corporation as the general partner of Third Oak Partners, Ltd., a Texas limited partnership as the managing member of the Company, Larry Nix, be and it is hereby, authorized to execute on behalf of the Company, without attestation by any other officer of the Company, any deed, deed of trust, note, contract, and/or any other document necessary to effect a conveyance of the following real property: Lot 1R, Block 1, TUSCANY ON WALNUT CREEK, an Addition to the City of Mansfield, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 10585, of the Plat Records of Tarrant County, Texas.

Dated: October 29, 2008

THIRD OAK PARTNERS, LTD., a Texas limited partnership, member

By: COWTOWN LAND COMPANY, INC., a Texas corporation, its general partner

By: Larry Nix, President

T.L.G. CUSTOM HOMES, INC., a Texas corporation, member

By: Gary Grossman, President

Unofficial Document

# Exhibit H



**MANAGEMENT CERTIFICATE OF THE  
550 TUSCANY OFFICE CONDOMINIUM ASSOCIATION OF OWNERS, INC.**

1. **Name of Association.** The 550 Tuscany Office Condominium Association of Owners, Inc. (the "Association") is the name of the nonprofit corporation that provides the organization consisting of the unit owners for the 550 Tuscany Office Condominiums ("Condominium Project"). The purpose of the Association is to provide for the maintenance, preservation, and architectural control of the Condominium Project.

2. **Name of Condominium.** The name of the Condominium Project is 550 Tuscany Office Condominiums, a Condominium located in Tuscany on Walnut Creek, an office subdivision.

3. **Location of Condominium.** The Condominium Project is located at 550 Walnut Creek Drive, Mansfield, Tarrant County, Texas 76063, and the real property is described as:

**Block 1, Lot 1R, Tuscany on Walnut Creek, An Addition to the City of Mansfield,  
Tarrant County, Texas, According to the Map or Plat Thereof Recorded in  
Cabinet A, Slide 10585 of the Plat Records of Tarrant County, Texas.**

4. **Recording Data for Declaration.** The location of and property covered by the Condominium Project is more particularly described in the Declaration of Condominium and Declaration of Covenants, Conditions, and Restrictions for 550 Tuscany Office Condominiums, a Condominium located in Tuscany on Walnut Creek, an office subdivision recorded in the Office of the County Clerk of Tarrant County, State of Texas, on \_\_\_\_\_, in the Real Property Records, under Document Number \_\_\_\_\_.

5. **Name of Managing Agent.** The current managing agent is L G Land, J.V. The contact person for the Managing Agent is Larry Nix.

6. **Mailing Address and Phone Number.** The mailing address of the Association and managing agent is 601 Strada Circle, Suite I, Mansfield, Texas 76063. The phone number is (817) 842-9050.

The preparation and recordation of this Management Certificate by the Association is required by Texas Property Code Sections 82.002(c) and 82.116.

Executed this \_\_\_\_ day of \_\_\_\_\_, Tarrant County, Texas.

**Managing Agent:**

L G LAND, J.V.

**BY:** THIRD OAK PARTNERS, LTD., Partner

**BY:** COWTOWN LAND COMPANY, INC., its General Partner

\_\_\_\_\_  
By: Larry Nix, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT   §

Before me, the undersigned Notary, on this day personally appeared Larry Nix, the President of Cowtown Land Company, Inc., General Partner of Third Oaks Partners, Ltd., Partner of L G Land J.V., a Texas General Partnership, known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and consideration therein expresses.

Given under my hand and official seal of office on this the \_\_\_\_ day of \_\_\_\_\_, 2008.

Personalized Notary Seal

\_\_\_\_\_  
Notary Public in and for the State of Texas



Unofficial Document

# Exhibit I



# TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
taxoffice@tarrantcounty.com

**BETSY PRICE**  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00040937429  
AD NUMBER: 44033G, 1, 1R  
CERTIFICATE NO : 47732576

**COLLECTING AGENCY**

BETSY PRICE  
PO BOX 961018  
FORT WORTH TX 76161-0018

**REQUESTED BY**

GREG MONROE  
MORRISON & COX, LLP  
1000 BALLPARK WAY, STE 308  
ARLINGTON TX 76011

DATE : 10/30/2008

FEE : \$10.00

**PROPERTY DESCRIPTION**

TUSCANY ON WALNUT CREEK  
BLK 1 LOT 1R

0000550 STRADA CIR  
0.4 ACRES

**PROPERTY OWNER**

LG LAND JOINT VENTURE

PO BOX 181  
MANSFIELD TX 760630181

PAGE 1 OF 1

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2008	CITY OF MANSFIELD	0.00
2008	JPS HEALTH NETWORK	0.00
2008	MANSFIELD ISD	0.00
2008	Tarrant County	0.00
2008	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : GREG MONROE

ACCOUNT NUMBER: 00040937429

TOTAL CERTIFIED TAX: \$0.00

BY:

TARRANT COUNTY TAX OFFICE

BY:

TARRANT COUNTY TAX OFFICE



LG LAND JV  
601 STRADA CIRCLE 1

MANSFIELD TX 76063

Submitter: MORRISON AND COX LLP



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: 10/30/2008 01:53 PM

Instrument #: D208411020

OPR 64 PGS

\$264.00

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



D208411020

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: WD

CONDOMINIUM RECORD  
VOLUME 26 PAGE 216