

SEP 06 2000

SPECIAL WARRANTY DEED

079957

THE STATE OF TEXAS
COUNTY OF DENTON

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§

KNOW ALL MEN BY THESE PRESENTS:

That HERITAGE LAKES JOINT VENTURE, a Texas joint venture, hereinafter referred to as Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash, and other good and valuable consideration to Grantor in hand paid by HERITAGE LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, hereinafter referred to as Grantee, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property, together with all improvements thereon, situated in Denton County, Texas, to-wit:

Lot 11, Block X; Tract 1, Block A; Tract 1, Block V; Tract 1, Block W; and Tract 1, Block X of HERITAGE LAKES, PHASE I, an addition to the City of Frisco, Denton County, Texas, according to the map or plat thereof recorded in Cabinet Q, Slides 40 and 41, Plat Records, Denton County, Texas, and Certificate of Correction of Error filed July 19, 1999, recorded in Volume 4383, Page 1734, Real Property Records, Denton County, Texas, together with all of Grantor's right, title and interest in and to the walls and landscape borders situated therein and all of Grantor's right, title and interest in and to the private streets and roads located within the property made the subject of the plat recorded in Cabinet Q, Slides 40 and 41 of the Plat Records of Denton County, Texas ("Property").

This conveyance is made and accepted subject to the restrictive covenants evidenced by that certain Declaration of Covenants, Conditions and Restrictions for Heritage Lakes recorded in the Deed Records of Denton County, Texas, under Clerk's File No. R-012142 (the "Declaration") and right of reversion hereinafter set forth and any and all restrictions, reservations, covenants, conditions, rights-of-way, easements, municipal and other governmental zoning laws, regulations and ordinances, if any, of record in said county, and any visible and apparent easements, affecting the herein described property.

The Property is hereby conveyed to be held by Grantee as "Common Areas" as such term is defined in the Declaration. Grantee, by its signature below, accepts the Property and agrees to hold the Property as Common Areas Properties in accordance with the terms and provisions of the Declaration.

C:\Files\JD\9126119\WD\Heritage

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's successors and assigns forever and the said Grantor does hereby bind itself and its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Grantee, 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.

Ad valorem taxes applicable to the Property have been paid up to, and including the year 1999, and ad valorem taxes applicable to the Property for the current year have been estimated and finally prorated by Grantor and Grantee as of the date of this Deed.

The use of Lot 11, Block X shall be restricted to a recreation center for use by the owners of homes within the Heritage Lakes Subdivision, their families, tenants and guests, subject to reasonable and uniform rules and regulations established by the Grantee from time to time.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE, OR OTHERWISE EXCEPT FOR THE WARRANTY OF TITLE SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED to be effective as of the 22nd day of May, 2000.

GRANTOR:

HERITAGE LAKES JOINT VENTURE,
a Texas joint venture

By: CYPRESS CREEK ESTATES, INC.,
a Texas corporation - Venturer

By: Allen Jones
Allen Jones, Vice President

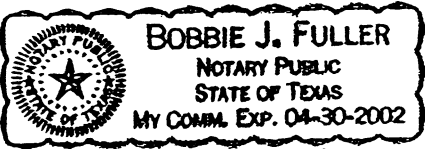
GRANTEE:

**HERITAGE LAKES HOMEOWNERS
ASSOCIATION, INC.,
a Texas non-profit corporation**

By: [Signature]
Name: Wall Stotts
Title: President

THE STATE OF TEXAS §
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COUNTY OF Denton §

This instrument was acknowledged before me on the 2nd day of May, 2000, by ALLEN JONES, Vice President of CYPRESS CREEKS ESTATES, a Texas corporation, venturer of HERITAGE LAKES JOINT VENTURE, a Texas joint venture, on behalf of said joint venture.



My Commission Expires:
4-30-02

[Signature]
Notary Public in and for the State of Texas

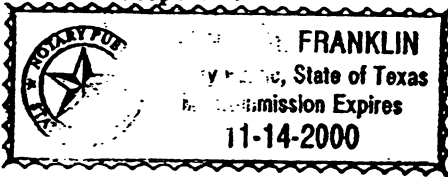
Bobbie J. Fuller
(Typed or Printed Name of Notary)

THE STATE OF TEXAS

COUNTY OF Dallas

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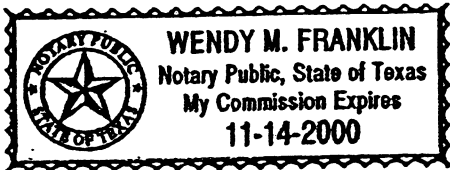
This instrument was acknowledged before me on the 10 day of August, 2000, by Dale Stotts of HERITAGE LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



My Commission Expires:
11-14-2000

Wendy M. Franklin
Notary Public in and for the State of Texas

Wendy M. Franklin
(Typed or Printed Name of Notary)



After Recording Return to:
Home Corp.
3111 N. Central Exp. #200
Dallas, Texas 75243

NATE 01470832 - CH

4951 01873

SPECIAL WARRANTY DEED

113769

THE STATE OF TEXAS
COUNTY OF DENTON

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KNOW ALL MEN BY THESE PRESENTS:

That HERITAGE LAKES JOINT VENTURE, a Texas joint venture, hereinafter referred to as Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash, and other good and valuable consideration to Grantor in hand paid by HERITAGE LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, hereinafter referred to as Grantee, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property, together with all improvements thereon, situated in Denton County, Texas, to-wit:

Tract 1, Block B; Tract 1R, Block F; Tract 2, Block V; and Tract 1, Block Y of HERITAGE LAKES, PHASE 3, an addition to the City of Frisco, Denton County, Texas, according to the map or plat thereof recorded in Cabinet U, Page 9, Plat Records, Denton County, Texas, together with all of Grantor's right, title and interest in and to the walls and landscape borders situated therein and all of Grantor's right, title and interest in and to the private streets, alleys, and roads located within the property made the subject of the plat recorded in Cabinet U, Page 9 of the Plat Records of Denton County, Texas ("Property").

This conveyance is made and accepted subject to the restrictive covenants evidenced by that certain Declaration of Covenants, Conditions and Restrictions for Heritage Lakes recorded in Volume 4494, Page 2218 of the Deed Records of Denton County, Texas, as amended and supplemented by documents recorded in Volume 4504, Page 2169; Volume 4656, Page 545, and Volume 4668, Page 501 in the Deed Records of Denton County, Texas (collectively, the "Declaration"), and any and all restrictions, reservations, covenants, conditions, rights-of-way, easements, municipal and other governmental zoning laws, regulations and ordinances, if any, of record in said county, and any visible and apparent easements, affecting the herein described property.

The Property is hereby conveyed to be held by Grantee as "Common Areas" as such term is defined in the Declaration. Grantee, by its signature below, accepts the Property and agrees to hold the Property as Common Areas Properties in accordance with the terms and provisions of the Declaration.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's

C:\File\UDB\1261\Special Warranty Deed

4951/1873
10-25-01

4951 01874

successors and assigns forever and the said Grantor does hereby bind itself and its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Grantee, 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.

Ad valorem taxes applicable to the Property have been paid up to, and including the year 2001, and ad valorem taxes applicable to the Property for the current year have been estimated and finally prorated by Grantor and Grantee as of the date of this Deed.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE, OR OTHERWISE EXCEPT FOR THE WARRANTY OF TITLE SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED to be effective as of the 19 day of Oct., 2001.

GRANTOR:

HERITAGE LAKES JOINT VENTURE,
a Texas joint venture

By: CYPRESS CREEK ESTATES, INC.,
a Texas corporation - Venture

By: Christopher Duzich, Vice President

GRANTEE:

HERITAGE LAKES HOMEOWNERS
ASSOCIATION, INC.,
a Texas non-profit corporation

By: George A. d'Honecourt III
Name: George A. d' Honecourt III
Title: TREASURER

GRANTEES MAILING
ADDRESS

13111 N. CENTRAL
STE 200
DALLAS, TX. 75243

4951 01875

successors and assigns forever and the said Grantor does hereby bind itself and its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Grantee, 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.

Ad valorem taxes applicable to the Property have been paid up to, and including the year 2001, and ad valorem taxes applicable to the Property for the current year have been estimated and finally prorated by Grantor and Grantee as of the date of this Deed.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE, OR OTHERWISE EXCEPT FOR THE WARRANTY OF TITLE SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED to be effective as of the 19 day of October, 2001.

GRANTOR:

HERITAGE LAKES JOINT VENTURE,
a Texas joint venture

By: CYPRESS CREEK ESTATES, INC.,
a Texas corporation - Venturer

By: Chris Duzich
Christopher Duzich, Vice President

GRANTEE:

HERITAGE LAKES HOMEOWNERS
ASSOCIATION, INC.,
a Texas non-profit corporation

By: _____
Name: _____
Title: _____

4951 01876

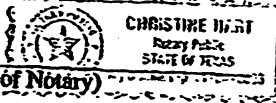
THE STATE OF TEXAS
COUNTY OF DENTON

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This instrument was acknowledged before me on the 19 day of Oct. 2001, by CHRISTOPHER DUZICH, Vice President of CYPRESS CREEKS ESTATES, a Texas corporation, venturer of HERITAGE LAKES JOINT VENTURE, a Texas joint venture, on behalf of said joint venture.

Christine West
Notary Public in and for the State of Texas

My Commission Expires:



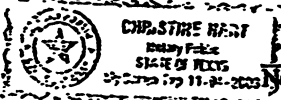
(Typed or Printed Name of Notary)

THE STATE OF TEXAS

COUNTY OF Denton

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This instrument was acknowledged before me on the 19 day of Oct. 2001, by George A. d'Arment, Treasurer of HERITAGE LAKES HOMESOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Christine West
Notary Public in and for the State of Texas

My Commission Expires:

(Typed or Printed Name of Notary)

4951 01877

Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY CLERK

On Oct 25 2001
At 12:46pm

Receipt #: 54383
Recording: 11.00
Doc/Hgt: 6.00
Doc/Num : 2001-R0113769
Doc/Type : WD
Deputy -ELIZABETH

8/5

NATC - 03470145 - CH

5331 00550

073469

SPECIAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF DENTON

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KNOW ALL MEN BY THESE PRESENTS:

That HERITAGE LAKES JOINT VENTURE, a Texas joint venture, hereinafter referred to as Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash, and other good and valuable consideration to Grantor in hand paid by HERITAGE LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, hereinafter referred to as Grantee, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property, together with all improvements thereon, situated in Denton County, Texas, to-wit:

Tract 2 and Tract 3, Block P of HERITAGE LAKES PHASE 4 and 5, an addition to the City of Frisco, Denton County, Texas, according to the map or plat thereof recorded in Cabinet U, Page 834, Plat Records, Denton County, Texas, together with all of Grantor's right, title, and interest in and to the private streets, alleys, and roads in Heritage Lakes Phase 4, as shown on the plat recorded in Cabinet U, Page 884 of the Plat Records of Denton County, Texas, and Lot 1R, Block Q of HERITAGE LAKES, PHASE 2, an addition to the City of Frisco, Denton County, Texas, according to the map or plat thereof recorded in Cabinet V, S Page 112, Plat Records, Denton County, Texas, together with all of Grantor's right, title and interest in and to the walls and landscape borders situated therein ("Property").

[Handwritten initials]
SL100

[Handwritten initials]

This conveyance is made and accepted subject to the restrictive covenants evidenced by that certain Declaration of Covenants, Conditions and Restrictions for Heritage Lakes recorded in Volume 4494, Page 2218 of the Deed Records of Denton County, Texas, as amended and supplemented by documents recorded in Volume 4504, Page 2169; Volume 4656, Page 545; Volume 4847, Page 1459; Volume 4948, Page 774; Volume 5191, Page 4402; and Volume 5218, Page 528 in the Deed Records of Denton County, Texas (collectively, the "Declaration"), and any and all restrictions, reservations, covenants, conditions, rights-of-way, easements, municipal and other governmental zoning laws, regulations and ordinances, if any, of record in said county, and any visible and apparent easements, affecting the herein described property.

The Property is hereby conveyed to be held by Grantee as "Common Areas" as such term is defined in the Declaration. Grantee, by its signature below, accepts the Property and agrees to hold the Property as Common Areas Properties in accordance with the terms and provisions of the Declaration.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's successors and assigns forever and the said Grantor does hereby bind itself and its successors and

5331/550
5-13-03

5331 00551

assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Grantee, 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.

Ad valorem taxes applicable to the Property have been paid up to, and including the year 2003, and ad valorem taxes applicable to the Property for the current year have been estimated and finally prorated by Grantor and Grantee as of the date of this Deed.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE, OR OTHERWISE EXCEPT FOR THE WARRANTY OF TITLE SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED to be effective as of the 6 day of May, 2003.

GRANTOR:

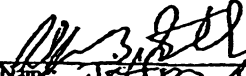
HERITAGE LAKES JOINT VENTURE,
a Texas joint venture

By: CYPRESS CREEK ESTATES, INC.,
a Texas corporation - Venturer

By: 
Christopher Duzich, Vice President

GRANTEE:

HERITAGE LAKES HOMEOWNERS
ASSOCIATION, INC.,
a Texas non-profit corporation

By: 
Name: Jeffrey B. Kuttner
Title: Board Director

5331 00552

THE STATE OF TEXAS
COUNTY OF DENTON

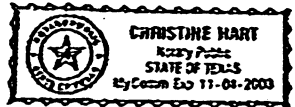
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This instrument was acknowledged before me on the 6 day of May, 2003, by CHRISTOPHER DUZICH, Vice President of CYPRESS CREEKS ESTATES, a Texas corporation, venturer of HERITAGE LAKES JOINT VENTURE, a Texas joint venture, on behalf of said joint venture.

Christine Hart
Notary Public in and for the State of Texas

My Commission Expires:

(Typed or Printed Name of Notary)



THE STATE OF TEXAS
COUNTY OF Denton

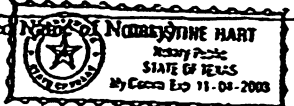
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This instrument was acknowledged before me on the 6 day of May, 2003, by *William B. Kullner, Paul Duvette* of HERITAGE LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Christine Hart
Notary Public in and for the State of Texas

My Commission Expires:

(Typed or Printed Name of Notary)



Return to:
Lennar HomeLand 3
1311171 Central Expressy.
200
Dallas, TX. 75243
W. Leggett

C:\Files\VD\1265\Special Warranty Deed

5331 00553

Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY CLERK

On May 13 2003
At 8:32am

Receipt #: 28063
Recording: 9.00
Doc/Mgt: 6.00
Doc/Num: 2003-2073469
Doc/Type: WD
Deputy -Jane

#17

NITC - 02470107 - 2H

5331 00557

SPECIAL WARRANTY DEED

073471

THE STATE OF TEXAS §
COUNTY OF DENTON § KNOW ALL MEN BY THESE PRESENTS:
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That HERITAGE LAKES JOINT VENTURE, a Texas joint venture, hereinafter referred to as Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash, and other good and valuable consideration to Grantor in hand paid by HERITAGE LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, hereinafter referred to as Grantee, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property, together with all improvements thereon, situated in Denton County, Texas, to-wit:

Tracts 3 and 4 in Block X of HERITAGE LAKES, PHASE 1, an addition to the City of Frisco, Denton County, Texas, according to the replat thereof recorded in Cabinet U, Page 552, Plat Records, Denton County, Texas, and the Certificate of Correction of Error filed July 19, 1999, recorded in Volume 4383, Page 1734 of the Real Property Records of Denton County, Texas ("Property").

This conveyance is made and accepted subject to the exceptions to title set forth on Exhibit "A" attached hereto and made a part hereof for al purposes. In addition, Grantee, by its acceptance of this Deed, covenants and agrees that no single-family residence or residences shall be constructed on the Property, without the prior written consent of Grantor.

The Property is hereby conveyed to be held by Grantee as "Common Areas" as such term is defined in that certain Declaration of Covenants, Conditions and Restrictions for Heritage Lakes recorded in Volume 4494, Page 2218 of the Deed Records of Denton County, Texas, as amended and supplemented by documents recorded in Volume 4504, Page 2169; and Volume 4656, Page 545 in the Deed Records of Denton County, Texas (collectively, the "Declaration"). Grantee, by its signature below, accepts the Property and agrees to hold the Property as Common Areas in accordance with the terms and provisions of the Declaration.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's successors and assigns forever and the said Grantor does hereby bind itself and its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Grantee, 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.

5331/557
5-13-03

5331 00558

Ad valorem taxes applicable to the Property have been paid up to, and including the year 2002, and ad valorem taxes applicable to the Property for the current year have been estimated and prorated by Grantor and Grantee as of the date of this Deed.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE, OR OTHERWISE EXCEPT FOR THE WARRANTY OF TITLE SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED to be effective as of the 6 day of ^{May} April, 2003.

GRANTOR:

HERITAGE LAKES JOINT VENTURE,
a Texas joint venture

By: CYPRESS CREEK ESTATES, INC.,
a Texas corporation - Venture

By: [Signature]
Christopher Duzich, Vice President

GRANTEE:

HERITAGE LAKES HOMEOWNERS
ASSOCIATION, INC.,
a Texas non-profit corporation

By: [Signature]
Name: Jerry B. Kullman
Title: Division President

5331 00559

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 6 day of ^{my ok} April, 2003, by CHRISTOPHER DUZICH, Vice President of CYPRESS CREEKS ESTATES, a Texas corporation, venturer of HERITAGE LAKES JOINT VENTURE, a Texas joint venture, on behalf of said joint venture.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires:

(Typed or Printed Name of Notary)



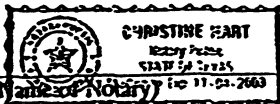
THE STATE OF TEXAS §
COUNTY OF Denton §

This instrument was acknowledged before me on the 6 day of ^{my ok} April, 2003, by Arthur K. Kuhlman, Div. Pres. of HERITAGE LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires:

(Typed or Printed Name of Notary)



5331 00560

EXHIBIT "A"

1. Restrictive covenants recorded in Cabinet Q, Page 40 of the Plat Records of Denton County, Texas, and in Cabinet U, Page 552 of the Plat Records of Denton County, Texas.
2. Zoning District line affecting the East side, North side, and North part of the West line of the Property, as shown by the plat recorded in Cabinet Q, Page 40 of the Plat Records of Denton County, Texas.
3. Easement and Right of Way from J. T. Talley et ux, Bettie Talley to Denton County Electric Cooperative, Inc., dated January 4, 1938, filed April 30, 1954, recorded in Volume 404, Page 164 of the Deed Records of Denton County, Texas.
4. An undivided 1/2 of all the oil, gas, and other minerals of every character in and under the herein described property, reserved in instrument from John R. Collier and wife, Johnnie G. Collier to Raymond Reeves, dated December 1, 1961, filed December 8, 1961, recorded in Volume 475, Page 523 of the Deed Records of Denton County, Texas.
5. Subject property is designated as open space area (no build Lots) on plat recorded in Cabinet U, Page 552 of the Plat Records of Denton County, Texas.

After Return to:
Henry
Lennar Land & Construction Co
13111 N. Central Expressway
#200
Dallas, TX 75243
Attn: George d'Hermoncourt

C:\F\2\UD\1265\Tracts 3&4 BX SWD

5331 00561

Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY CLERK

On May 13 2003
At 8:32am

Receipt #: 28063
Recording: 11.00
Doc/Mgt: 6.00
Doc/Now: 2003-R0073471
Doc/Type: HD
Deputy -Jane