

**Property (including any improvements):**

All that certain lot, tract or parcel of land in the J. P. WOODS SURVEY, ABSTRACT NO. 1886, Tarrant County, Texas, being a portion of that certain 82.046 acre tract of land conveyed to Robert W. McAnally, et ux, by the deed recorded in Volume 6186, Page 21, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron pin found in the fenced North line of said 82.046 acre tract, said point being in the line common to the Socorro Farming Co. Survey, Abstract No. 1840, Tarrant County, Texas, and said Woods Survey, being the Northwest corner of Lot 4, Block 21, Tejas Trails Addition as recorded in Volume 388-138, Page 49, Plat Records, Tarrant County, Texas, also being in the South line of that certain 54.01 acre tract of land conveyed to C. Brodie Hyde II and Patricia Hyde by deed recorded in Volume 11259, Page 894, D.R.T.C.T.;

**THENCE** South 18 deg. 00 min. 04 sec. East with the fence West line of said Lot 4, 778-0/10 feet to a 1/2 inch iron pin found at a fence corner post at the Southwest corner of said Lot 4;

**THENCE** North 89 deg. 42 min. 53 sec. East with the fenced South line of said Lot 4, 175-99/100 feet to a 1/2 inch iron pin found in the West right-of-way (R/W) line of Verna Trail North;

**THENCE** South 00 deg. 17 min. 07 sec. East with said R/W line, 110-00/100 feet to a 5/8 inch iron pin set;

**THENCE** South 89 deg. 42 min. 53 sec. West 455-79/100 feet to a 5/8 inch iron pin set;

**THENCE** North 37 deg. 10 min. 18 sec. West 501-75/100 feet to a 5/8 inch iron pin set;

**THENCE** South 89 deg. 44 min. 57 sec. West 585-00/100 feet to a 5/8 inch iron pin set;

**THENCE** North 81 deg. 30 min. 29 sec. West 761-81/100 feet to a point for corner;

THENCE North 18 deg. 10 min. 58 sec. East 133-21/100 feet to a point in the East line of that certain 25 foot wide easement conveyed to the City of Fort Worth by the Deed recorded in Volume 9556, Page 2352, D.R.T.C.T.;

THENCE with said east line, the following two (2) courses and distances;

1. North 25 deg. 08 min. 47 sec. West 193-87/100 feet to a point, and
2. North 19 deg. 49 min. 09 sec. East 26-66/100 feet to a point in the line common to said 54.01 and 82.046 acre tracts;

THENCE North 89 deg. 44 min. 40 sec. East with said common line, along or near a fence, 1,751-04/100 feet to the point of beginning, containing in all some 21.401 acres of land or 932,224 square feet, more or less.

Reservations from and exceptions to conveyance and warranty:

This conveyance is made SUBJECT TO the following matters:

The herein described property shall be used only as one family residential property or for agricultural use.

No building shall be closer than 40 feet to the front of the property line nor closer than 20 feet to the side of the property line.

All buildings on each tract shall generally match each other with regard to color.

All residential buildings shall have at least 2200 square feet of inside living area. Garages, porches or patios may not be included in the total footage.

The exterior walls of all residential buildings shall be no less than 70% stone or brick or glass. Plaster over masonry or stucco is permitted.

No garage or outbuildings may face the front of the street (Verna Trail).

No house trailers or mobile homes for residential use will be permitted on any tract or lot.

The construction of a barn, garage or outbuilding prior to construction of a residence is prohibited.

Any building other than a residence shall not be closer than 125 feet to the front of the lot.

All residential buildings, must be constructed on the property. No residential "moved in" buildings are permitted on any tract or lot.

Sub-division of any larger plot into a smaller lot or parcel of land is permitted. However, no lot or parcel shall be smaller than 1 acre and shall not be allowed between the 1st canyon/luke, west of Verna Trail North and Verna Trail North, on this eastern area of the J. P. Woods Survey, Abstract #1886.

Mining or removal of top soil, rock, bank sand or gravel is prohibited.

The existence of a sanitary sewer along the West side of the property, as shown by files of the City of Fort Worth, Page 1994-400.

Easement for pipeline right of way granted to Pierce Pipe Line Company recorded in Volume 624, Page 515, Deed Records of Tarrant County, Texas.

Easement for pipeline right of way granted to Pierce Pipe Line Company recorded in Volume 629, Page 258, Deed Records of Tarrant County, Texas.

Easement for pipeline right of way granted to Consumers Gas and Fuel Company, recorded in Volume 629, Page 284, Deed Records of Tarrant County, Texas.

Easement for right of way granted to Texas Power & Light Company recorded in Volume 961, Page 3, Deed Records of Tarrant County, Texas.

Easement for right of way granted to Texas Utilities Electric Company recorded in Volume 1328, Page 269, Deed Records of Tarrant County, Texas.



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\* Easement for right of way granted to Texas Utilities Electric Company recorded in Volume 6296, Page 573, Deed Records of Tarrant County, Texas.

Easement for construction granted to City of Fort Worth, recorded in Volume 9482, Page 1119, Deed Records of Tarrant County, Texas.

Easement for sanitary sewer granted to City of Fort Worth, recorded in Volume 9482, Page 1123, Deed Records of Tarrant County, Texas.

All undivided interest in all oil, gas and other minerals as reserved in deed recorded in Volume 6186, Page 21, Deed Records of Tarrant County, Texas, together with all rights, express or implied in and to the property arising out of or connected with said interest, including rights to the use of the surface.

Easement reserved in deed recorded in Volume 6186, Page 21, Deed Records of Tarrant County, Texas.

Terms, conditions and stipulations contained in unrecorded lease agreement between R. E. McMahon and Mark McMahon Ford, as Lessor, and Nat L. Myers, as Lessee, dated November 29, 1975, as referenced in deed recorded in Volume 6186, Page 21, Deed Records of Tarrant County, Texas.

Grantee(s) assumes all taxes for the year 1999 and subsequent years.

GRANTORS, for the consideration and subject to the reservations from and exceptions to conveyance and, grants, sells, and conveys to GRANTEE the property, together with all and singular the rights and appurtenances hereto in any wise belonging, to have and hold it to GRANTEE, GRANTEE'S heirs, executors, administrators, successors or assigns forever. GRANTORS hereby binds GRANTORS, GRANTORS' heirs, executors, administrators and successors to warrant and forever defend all and singular the property to GRANTEE and GRANTEE'S heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as the reservations from and exceptions to warranty.

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

  
ROBERT W. ALLEN

  
BARBARA J. ALLEN

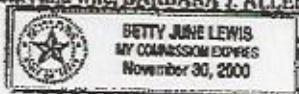
AGREED AND ACCEPTED TO:

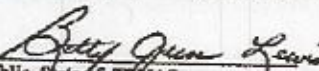
  
EDMUND GLEN JOHNSON

  
LINDA DAVIS JOHNSON

STATE OF TEXAS, COUNTY OF TARRANT:

This instrument was acknowledged before me on this the 16th day of May, 1999, by ROBERT W. ALLEN and wife, BARBARA J. ALLEN.



  
Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:  
EDMUND GLEN JOHNSON  
3405 Rustwood Court  
Fort Worth, Texas 76109

PREPARED IN THE LAW OFFICE OF:  
JAMES A. McMULLEN III (bi)  
6300 Ridgela Place, Suite 509  
Fort Worth, Texas 76116-5731

**PROPERTY (including any improvements):**

A tract of land situated in the SOCORRO FARMING CO. SURVEY, Abstract No. 1840, the J. M. RICE SURVEY, Abstract No. 1799 and the J. P. WOODS SURVEY, Abstract No. 1886, Tarrant County, Texas, being a portion of a tract of land described in a deed to Robert M. McAnnally, Et Ux, recorded in Volume 6186, Page 21, Deed Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the south line of a tract of land described in a deed to C. Brodie Hyde II and Patricia Hyde, recorded in Volume 11259, Page 894, Deed Records, Tarrant County, Texas for the northwest corner of a tract of land described in a deed to Glen Johnson, recorded in Volume 12536, Page 1945, Deed Records, Tarrant County, Texas.

**THENCE** the following calls along the west line of said Johnson Tract;

**THENCE** S. 19 deg. 49 min. 10 sec. W., 35.24 feet to a point;

**THENCE** S. 25 deg. 08 min. 46 sec. E., 193.87 feet to a point;

**THENCE** S. 01 deg. 10 min. 59 sec. W., 133.21 feet to a point;

**THENCE** S. 80 deg. 59 min. 55 sec. W., 761.81 feet along the south line of the Johnson Tract to a 5/8" capped S.E.M.P. Co. rebar rod found;

**THENCE** S. 89 deg. 41 min. 34 sec. E., 584.93 feet along said line to a 5/8" S.E.M.P. Co. rebar rod found;

**THENCE** S. 36 deg. 37 min. 33 sec. E., 363.73 feet along the southwest line of the Johnson Tract to a 1/2" capped rebar rod found for the southeast corner of this described tract;

**THENCE** the following calls along the south line of this described tract;

**THENCE** N. 89 deg. 41 min. 47 sec. W., 803.47 feet to a 1/2" capped rebar rod set;

**THENCE** N. 72 deg. 35 min. 42 sec. W., 757.11 feet to a 1/2" rebar rod found;

**THENCE** N. 37 deg. 42 min. 45 sec. W., 635.07 feet to a 1/2" capped rebar rod set in the east line of a tract of land described in a deed to Nathaniel Myers, recorded in Volume 5825, Page 7, Deed Records, Tarrant County, Texas;

**THENCE** the following calls along the east line of said Myers Tract same being the West line of this described tract;

**THENCE** N. 27 deg. 42 min. 31 sec. E., 268.60 feet to a 1/2" rebar rod found;

**THENCE** N. 07 deg. 54 min. 38 sec. E., 800.67 feet to a 1/2" rebar rod found;



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THENCE N. 03 deg. 52 min. 51 sec. W., 527.13 feet to a 5/8" steel rod found for the northwest corner of this described tract;

THENCE S. 89 deg. 24 min. 43 sec. E., 69.75 feet along the north line of this described tract to a 5/8" steel rod found (Control Monument) in the west line of a tract of land described in a deed to Holt Hickman, recorded in Volume 8116, Page 1332, Deed Records, Tarrant County, Texas;

THENCE S. 00 deg. 26 min. 03 sec. W. (base bearing), 1532.84 feet along the west line of said Hickman and Hyde Tracts to a 5/8" steel rod found (Control Monument) for the southwest corner of the Hyde Tract;

THENCE S. 89 deg. 28 min. 55 sec. E., 34.81 feet along the south line of the Hyde Tract to the point of beginning and containing 13.58 acres of land more or less.

**TOGETHER WITH AN EASEMENT FOR INGRESS-EGRESS UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:**

Three tracts of land situated in the SOCORRO FARMING CO. SURVEY, Abstract No. 1840, the J. M. RICE SURVEY, Abstract No. 1799 and the J. P. WOODS SURVEY, Abstract No. 1886, Tarrant County, Texas, being a portion of two tracts of land described in a deed to Robert M. McAnnally, Et Ux, recorded in Volume 6186, Page 21, Deed Records, Tarrant County, Texas and a tract of land described in a deed to Texas Utilities Company, recorded in Volume 9676, Page 2245, Deed Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

**TRACT I**

**BEGINNING** at a point in the north line of said Texas Utilities Tract, said point being N. 87 deg. 31 min. 06 sec. W., 774.58 feet from a point in the west line of Verna Trail North for the northeast corner of said Texas Utilities Tract;

THENCE N. 87 deg. 31 min. 06 sec. W., 21.33 feet along the north line of said Texas Utilities Tract to a point;

THENCE N. 17 deg. 51 min. 05 sec. W., 35.98 feet to a point;

THENCE N. 23 deg. 56 min. 17 sec. E., 64.17 feet to a point;

THENCE N. 19 deg. 36 min. 23 sec. W., 50.68 feet to a point;

THENCE N. 08 deg. 06 min. 02 sec. W., 125.50 feet to a point;

THENCE S. 89 deg. 41 min. 47 sec. E., 20.19 feet to a point;

THENCE S. 08. deg. 06 min. 02 sec. W., 123.30 feet to a point;

THENCE S. 19 deg. 36 min. 23 sec. E., 53.74 feet to a point;

THENCE S. 23 deg. 56 min. 17 sec. W., 64.53 feet to a point;

THENCE S. 17 deg. 51 min. 05 sec. E., 35.75 feet to the point of beginning and containing 5.532 square feet of land more or less.

**TRACT II**

**BEGINNING** at a point in the north line of said Texas Utilities Tract, said point being N. 87 deg. 31 min. 06 sec. W., 1069.44 feet from a point in the west line of Verna Trail North for the northeast corner of said Texas Utilities Tract;

THENCE N. 87 deg. 31 min. 06 sec. W., 20.17 feet along said line to a point;

THENCE N. 13 deg. 51 min. 04 sec. W., 149.32 feet to a point;

THENCE N. 07 deg. 36 deg. 15 min. W., 110.84 feet to a point;

THENCE S. 89 deg. 41 min. 47 sec. E., 20.19 feet to a point;

THENCE S. 07 deg. 36 min. 15 sec. E., 106.97 feet to a point;

THENCE S. 13 deg. 51 min. 04 sec. E., 149.79 feet to the point;

THENCE S. 04 deg. 55 min. 50 sec. E., 4.16 feet to the point of beginning and containing 5.203 square feet of land more or less.

### TRACT III

**BEGINNING** at a point in the south line of said Texas Utilities Tract, said point being N. 87 deg. 31 min. 06 sec. W., 753.05 feet from a point in the west line of Verna Trail North for the southeast corner of said Texas Utilities Tract;

THENCE S. 11 deg. 19 min. 58 sec. W., 93.81 feet to a point;

THENCE S. 71 deg. 43 min. 55 sec. W., 126.34 feet to a point;

THENCE N. 88 deg., 32 min. 19 sec. W., 70.91 feet to a point;

THENCE N. 53 deg. 42 min. 40 sec. W., 107.05 feet to a point;

THENCE N. 04 deg. 55 min. 50 sec. W., 79.82 feet to a point in the south line of said Texas Utilities Tract;

THENCE S. 87 deg. 31 min. 06 sec. E., 20.17 feet along said line to a point;

THENCE S. 04 deg. 55 min. 50 sec. E., 68.15 feet to a point;

THENCE S. 53 min. 42 min. 40 sec. E., 91.71 feet to a point;

THENCE S. 88 deg. 32 min. 19 sec. E., 61.16 feet to a point;

THENCE N. 71 deg. 43 min. 55 sec. E., 111.22 feet to a point;

THENCE N. 11 deg. 19 min. 58 sec. E., 79.06 feet to a point in the south line of the Texas Utilities Tract;

THENCE S. 87 deg. 31 min. 06 sec. E., 20.24 feet to the point of beginning and containing 8,892 square feet of land more or less.

### RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. This conveyance is made SUBJECT TO the following matters: Recorded Restrictions, leases, easements, minerals reservations, and oil and gas leases, if any, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any.
2. The herein described property shall be used only as a one family residential property or for agricultural use.
3. No buildings shall be closer than 40 feet to the front of the property line nor closer than 20 feet to the said of the property lines.
4. All residential buildings shall have at least 2200 square feet of inside living area. Garages, porches or patios may not be included in the total footage.
5. The exterior walls of all residential buildings shall be no less than 70% stone, brick or glass. Plaster over masonry or stucco is permitted.
6. No garage or outbuildings may face the front of the street. (Verna Trail)
7. No house trailers or mobile homes for residential use will be permitted on any tract or lot.



8. The construction of a barn, garage or outbuilding prior to the construction of a residence is prohibited.
9. Any building other than a residence shall not be closer than 125 feet to the front of the lot.
10. Any residential use building must be constructed on the property. No moved in residential usage buildings are permitted on any tract or lot.
11. All buildings on each tract shall generally match each other in regard to color.
12. Sub-division of any larger plot into a smaller lot or parcel of land is permitted. However, no lot or parcel shall be smaller than 1 acre and shall not be allowed between the 1st canyon/lake, west of Verna Trail North and Verna Trail North, on this eastern area of the J. P. Woods Survey, Abstract #1886.
13. Mining or removal of top soil, rock, bank sand or gravel is prohibited.
14. Grantee assumes the payment of the ad valorem taxes for the year 2000 and subsequent years.

GRANTOR, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to GRANTEE the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE, GRANTEE'S heirs, executors, administrators, successors or assigns forever. GRANTOR binds GRANTOR and GRANTOR'S heirs, executors, administrators and successors to warrant and forever defend all and singular the property to GRANTEE and GRANTEE'S heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

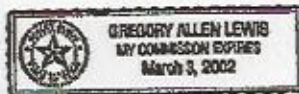
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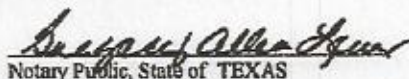
  
ROBERT W. McANALLY

  
HELEN R. McANALLY

STATE OF TEXAS  
COUNTY OF TARRANT

This instrument was acknowledged before me on this the 28th day of October, 1999, by ROBERT W. McANALLY and wife, HELEN R. McANALLY.



  
Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:  
EDMUND GLEN JOHNSON  
3405 Rustwood Court  
Fort Worth, Texas 76109

PREPARED IN THE LAW OFFICE OF:  
JAMES A. McMULLEN III (b1)  
6300 Ridglea Place, Suite 509  
Fort Worth, Texas 76116-5731