After Recorded Return to: Nathan M. Rosen, P.C. 4949 Westgrove #300 Dallas, Texas 75248

ASSIGNMENT OF DECLARANT'S RIGHTS

THIS ASSIGNMENT OF DECLARANT'S RIGHTS (the "Assignment") is made on February 25, 1998, by SANDLIN-DELAFIELD, INC., a Texas corporation ("Sandlin").

WHEREAS, Sandlin caused to be filed on May 8, 1997, that certain Declaration of Covenants, Conditions and Restrictions for Fossil Springs Phase IV (the "Declaration") in Volume 12761, Page 169, of the Real Property Records of Tarrant County, Texas;

WHEREAS, the Declaration imposed certain covenants, conditions, restrictions, easements, charges and liens upon the real property more particularly described in the Declaration (the Property");

WHEREAS, Sandiin has conveyed certain Lots in Fossil Springs Phase IV in the City of Haltom City, Tarrant County, Texas (the "Subdivision"), owned by Sandlin to Kaufman and Broadcof Texas, Ltd.; and

WHEREAS, in connection with the voluntary disposition of certain Lots by Sandlin to Kaufman and Broad of Texas, Ltd., Sandlin desires and has agreed to transfer all of its rights as Declarant under the Declaration to Kaufman and Broad of Texas, Ltd.

NOW, THEREFORE, for good and valuable consideration paid by Kaufman and Broad of Texas, Ltd. to Sandlin, the receipt and sufficiency of which is hereby acknowledged and confessed, and in connection with the conveyance of certain Lots in the Subdivision owned by Sandlin to Kaufman and Broad of Texas, Ltd., Sandlin hereby transfers and assigns all of its rights as Declarant (as defined and set forth in the Declaration) under the Declaration to Kaufman and Broad of Texas, Ltd.

EXECUTED February 2, 1998.

SANDLIN-DELAFIELD, INC., a Texas corporation

11/1

Name:

Title: PAESIGEN

STATE OF TEXAS

ş

COUNTY OF TARRANT

acknowledged before me on February 25, 1998, by

corporation, on behalf of said corporation.

PIER 2325 TORE 2326 PER 2510 P

tary Public, State of Texas

kaufmanisarxilin/assgrytec

PLANNED DEVELOPMENT REGULATIONS - HOMES

The typicallot size will be $60' \times 110'$.

The minimum lot area shallbe 6,600 square feet.

2. 3. The minimum house size shallbe 1.400 square feet.

4. The minimum front yard setback shallbe 20 feet.

The minimum side yard setback shall be 5 feet. 5.

6. The minimum lot width shallbe 60 feet at the building line. except that at the terminus of a cul-de-sac or a 90 degree corner bulb the minimum lot width shallbe 45 feet at the building line provided that all other Planned Development Regulations are met.

The minimum side yard setback adjacent to a street is 15 7.

feet.

8. The minimum width of corner lot shallbe 70 feet.

The minimum rear yard setback shallbe 10 feet. 9.

10. The minimum lot depth shallbe 100 feet.

- The maximum building height shall be 2.5 stories (35 feet). 11.
- Single story houses shall be a minimum of 75% masonry and 12. two story houses shallbe a minimum of 50% masonry. Each house shallhave two (2) paved off-street parking

13. spaces behind the front building line.

Each house shallhave a two and one-half inch diameter tree 14. in the front yard.

Each house shall have a sodded front yard. 15.

Allutilities within the subdivision shallbe underground. 16.

A six (6) foot high masonry screening fence shallbe built 17. along the rear and side property lines adjacent to Haltom Road for each Phase of construction prior to completion of the respective Phase.

Lots that back or side onto Haltom Road shallnot access 18. that street.

- An entry masonry monument/sign shallbe built at the main 19. entry.
- Fences on corner lots on Haltom Road shallnot be built 20. beyond the front yard setback line, within the 20' \times 20' public open space easement, within the 35' x 35' visibility

easement nor beyond any other visibility easement line. Fences on interior corner lots shall not be built beyond the 21. side yard setback line, within the 20' x 20' public open space easement, within the 35' x 35' visibility easement nor beyond any other visibility easement line.

Fences over 30 Inches in height shall not be built beyond 22.

23.

the front yard setback line.
Fences shall not encroach into any visibility easement.
The location of street lights in the subdivision shall be coordinated with the developer. T.U. Electric and Haltom City. Street lights shall be generally provided at the end of cul-de-sacs, at street intersections and/or 500-600 feet apart.

25. Phase I development shall commence approximately 3-12 months

after approval of the Preliminary Plat by City Council.

Phase II development shall commence approximately between June 1995 and January 2000.

Rough grading for Phase II shall be performed during Phase I 27. arading.

A four (4) foot sidewalk shall be constructed along the 28. Haltom Road right-of-way for each Phase of construction prior to completion of the respective Phase.

As much as possible, existing trees within the park 29 dedication area shall be preserved.

Four (4) foot sidewalks shall be constructed by builders on 30. Interior streets.

31. The Preliminary Plat is a part of the Planned Development Regulations.