

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2026-0001690 -
Filed and Recorded - Real Records

GENERAL WARRANTY DEED

Grantor: PUTTEET HILL LLC

Pages: 4

Recorded On: 02/10/2026 01:30 PM

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Recorded On:	02/10/2026 01:30 PM	Notes:
Document Number:	2026-0001690	
Receipt Number:	R261875	
Amount:	\$23.00	
Recorded By:	Ingeo	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To:

TOWN SQUARE TITLE COMPANY
2001 BATES DRIVE STE.400
WAXAHACHIE, TX 75167



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

EFFECTIVE DATE: 2.9, 2026

GRANTOR: PUTTEET HILL LLC

GRANTOR'S MAILING ADDRESS (INCLUDING COUNTY): 500 THROCKMORTON ST. #2004, FORT WORTH, TARRANT COUNTY, TEXAS 76102

GRANTEE: PUTTEET HILL HOMEOWNER'S ASSOCIATION, INC.

GRANTEE'S MAILING ADDRESS (INCLUDING COUNTY): 500 THROCKMORTON ST. #2004, FORT WORTH, TARRANT COUNTY, TEXAS 76102

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed and for which no liens are either retained or implied.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

All that certain tract or parcel of land being Rio Grande Circle (a Private Road), Morning Dove Ct (a Private Road), Alexander Ct (a Private Road), Cotton Tail Way (a Private Road), Elliott Ct (a Private Road), and Conway Cove (a Private Road), and Putteet Hill Boulevard (a Public Road) situated in PUTTEET HILL ADDITION, PHASE 1, an Addition to the City of Cresson, Hood County, Texas, according to the plat thereof recorded in Slide P-800 of the Plat Records of Hood County, Texas, and as shown in Exhibit A, attached hereto and fully incorporated herein for all purposes.

Together with: a) all improvements and fixtures attached to the real property; b) all access rights and easement rights, claims, and permits; c) all cooperative or association memberships; d) all rights, title and interest of Grantor in and to all water located beneath and on the surface of the real property, together with all related water rights; e) all privileges and appurtenances pertaining to the real property; f) strips or gores adjoining said real property; and g) Grantor's interest in the water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, iron, and any other surface materials.

RESERVATIONS FROM CONVEYANCE: NONE

EXCEPTIONS TO CONVEYANCE AND WARRANTY: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, all oral and written leases, mineral interests outstanding in persons other than Grantor, and other instruments that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; and taxes for 2026, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.



Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

PUTTEET HILL LLC

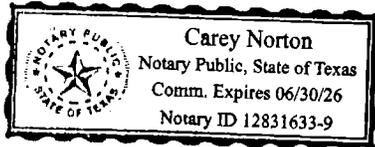
By: *J Thomas Mercer*
J. THOMAS MERCER, MANAGER

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Hood

This instrument was acknowledged before me on the 9 day of February, 2026, by J. THOMAS MERCER, MANAGER of PUTTEET HILL LLC, on behalf of said company.



Carey Norton
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
TOWN SQUARE TITLE
115 W Pearl St, Ste 105
Granbury, Texas 76048

