

Certificate of Limited Partnership

A05000000783
FILED
April 21, 2005
Sec. Of State
gharvey

Name of Limited Partnership:

SOUTHEASTERN RIVERCREST PARTNERS, LTD.

Business Address of Limited Partnership:

200 EAST LAS OLAS BLVD.
SUITE 1660
FT. LAUDERDALE, FL. 33301

Mailing Address of Limited Partnership:

ATTN: KATHRYN MANSFIELD
3100 MONTICELLO AVE., SUITE 200
DALLAS, TX. 75205

The name and Florida street address of the registered agent is:

CT CORPORATION SYSTEM
1200 S. PLANTATION ROAD
PLANTATION, FL. 33324

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: MARK HOLLOWAY

The latest date upon which the Limited Partnership is to be dissolved is:

DECEMBER 31, 2057

The name and address of all general partners are:

Title: G
TARRAGON CORPORATION
3100 MONTICELLO AVE., SUITE 200
DALLAS, TX. 75205

**Affidavit of Capital Contributions
For Florida Limited Partnership**

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The undersigned constituting all of the general partners of:
SOUTHEASTERN RIVERCREST PARTNERS, LTD.

a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is:
0.00

The total amount contributed and anticipated to be contributed by the
limited partners at this time totals:
0.00

Signed this Twenty First day of April, 2005

Under the penalties of perjury I (we) declare the I (we) have read the foregoing
and know the contents thereof and that the facts stated herein are true and correct.

General Partner Signature: KATHRYN MANSFIELD