

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

WARRANTY DEED

THE STATE OF TEXAS }
COUNTY OF BLANCO }
KNOW ALL MEN BY THESE PRESENTS:

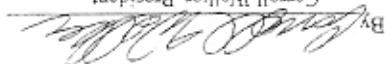
THAT, THE BOARDWALK AT SAM BASS, INC. ("GRANTOR") for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto TOM C. DAVIS ("GRANTEE"), the following property, situated in Blanco County, Texas, to-wit:

14.525 acres of land out of the W.A. Farris Survey No. 24, Abstract No. 20 in Blanco County, Texas described by metes and bounds in the attached Exhibit "A" together with the accompanying access and utility easement to U.S. Highway 290.

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, his heirs and assigns, forever, and Grantor does hereby bind himself, his heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

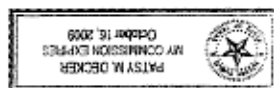
EXECUTED this 19th day of March, 2006.

THE BOARDWALK AT SAM BASS, INC.

By 
Carroll Walker, President

GRANTEE'S ADDRESS:

AFTER RECORDING RETURN TO:
Phil Mockford
P.O. Box 1642
Austin, Texas 78767



PRINTED NAME OF NOTARY PUBLIC

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:

This instrument was acknowledged before me on this 15th day of March, 2006, by Carroll Walker, President of The Boardwalk at Sam Bass, Inc., on behalf of said entity.

STATE OF TEXAS

COUNTY OF Texas

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Watson & Associates (P) L.L.C.

Professional Engineers, Land Surveyors & Planners

201 Westmoreland Street - P.O. Box 463

Mason, Texas 76856

(325) 347-6883 phone - (325) 347-5522 fax

mwatson@tstar.net



LEGAL DESCRIPTION: Being 14.525 acres of land out the N. W. Faison Survey No. 241, Abstract No. 201 in Blanco County, Texas and being a portion of that certain 160 acre tract described in Volume 218, Page 067 of the Official Public Records of Blanco County, Texas and a portion of that certain 104.775 acre tract as surveyed by Hambright Land Surveying on March 3, 2004; Said 14.525 acre tract being more particularly described as follows and as surveyed under the supervision of Watson and Associates of Mason in August, 2005:

BEGINNING at a calculated point in the south bank of the Pedernales River, the north line of said Survey No. 241, the north line of said 160 acre tract, the north line of said 104.775 acre tract for the northwest corner of that certain 14.525 acre tract surveyed this same day by Watson and Associates of Mason and the northeast corner hereof and from which a 1/2 inch iron rod set bears South 00°17'49" East a distance of 60.73 feet

THENCE crossing said Survey No. 241, said 104.775 acre tract and said 160 acre tract the following 2 courses:

1. South 00°17'49" East a distance of 1332.70 feet along the west line of said 14.525 acre tract to a calculated point in the south line of said 104.775 acre tract for the southwest corner of said 14.525 acre tract and the southeast corner hereof;
2. South 89°27'32" West a distance of 522.08 feet along the south line of said 104.775 acre tract to a 1/2 inch iron rod found in the common line of the Edward Evans Survey No. 240, Abstract No. 183 and Survey No. 241 and the west line of said 104.775 acre tract for the southwest corner hereof;

THENCE North 00°17'49" West a distance of 1091.22 feet along the common line of said Survey No. 240 and Survey No. 241 and the west line of said 104.775 acre tract to a calculated point in the south line of the Pedernales River for the northeast corner of said Survey No. 240 for the northwest corner of said Survey No. 241, the northwest corner of said 104.775 acre tract and the northwest corner hereof and from which a 1/2 inch iron rod found bears South 00°17'49" East a distance of 79.01 feet

THENCE North 64°40'41" East a distance of 576.16 feet along the south bank of the Pedernales River, the north line of said 104.775 acre tract and the north line of said Survey No. 241 to the POINT OF BEGINNING, containing 14.525 acres, more or less, as shown on the certified plat prepared herewith.

6*4:6:7 "a"

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WARRANTY DEED

THE STATE OF TEXAS }
COUNTY OF BLANCO }
KNOW ALL MEN BY THESE PRESENTS:

THAT, PHIL MOCKFORD, TRUSTEE ("GRANTOR") for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto TOM C. DAVIS ("GRANTEE"), the following property, situated in Blanco County, Texas, to-wit:

14.525 acres of land out of the W.A. Farris Survey No. 24, Abstract No. 20 in Blanco County, Texas described by metes and bounds in the attached Exhibit "A" together with the accompanying access and utility easement to U.S. Highway 290.

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, his heirs and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this ~~1st~~ day of March, 2006.

Phil Mockford, Trustee

GRANTEE'S ADDRESS:

AFTER RECORDING RETURN TO:
Phil Mockford
P.O. Box 1642
Austin, Texas 78767

MY COMMISSION EXPIRES: 

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY PUBLIC

This instrument was acknowledged before me on this 15th day of March, 2006, by Phil Mockford, Trustee.

STATE OF TEXAS
COUNTY OF Leas
}

Watson & Associates Of Mason

Professional Engineers, Land Surveyors & Planners

201 Westmoreland Street - P.O. Box 463

Mason, Texas 76856

(325)347-6883 phone - (325)347-5522 fax

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LEGAL DESCRIPTION: Being 14.525 acres of land out of the N.W. Faison Survey No. 241, Abstract No. 201 in Blanco County, Texas and being a portion of that certain 160

acre tract described in Volume 218, Page 067 of the Official Public Records of Blanco County, Texas and a portion of that certain 104.775 acre tract being more particularly described as follows and as surveyed under the supervision of Watson and Associates of Mason in August, 2005:

BEGINNING at a calculated point in the south bank of the Pedernales River in the north line of said Survey No. 241, the north line of said 160 acre tract, the north line of said 104.775 acre tract, the northwest corner of that certain 17.999 acre tract out of said 104.775 acre tract surveyed this same date by Watson and Associates of Mason and the northeast corner hereof and from which a 1/2 inch iron rod set bears South 11°13'05" East a distance of 144.46 feet

THENCE South 11°13'05" East, crossing said No. 241, said 160 acre tract, said 104.775 acre tract, along the west line of said 17.999 acre tract, the northwest corner of that rod set for the southwest corner of said 17.999 acre tract, the northwest corner of that certain 1.151 acre tract out of said 160 acre tract surveyed by

THENCE South 01°06'21" East a distance of 824.94 feet crossing said Survey No. 241, said 160 acre tract and said 104.775 acre tract, along the west line of said 1.151 acre tract to an iron rod set in the south line of said 104.775 acre tract for the southwest corner of said 1.151 acre tract and the southeast corner hereof;

THENCE crossing said Survey No. 241 and said 160 acre tract and along the south line of said 104.775 acre tract, the following 2 courses:

1. South 89°27'32" West a distance of 479.64 feet to a calculated point for the southeast corner of that certain 14.525 acre tract surveyed this same day by Watson and Associates of Mason and the southwest corner hereof;
2. North 00°17'49" East along the east line of said 14.525 acre tract pass a 1/2 inch iron rod set at a distance of 1271.98 feet in all a distance of 1332.70 feet to a calculated point in the south bank of the Pedernales River, the north line of said Survey No. 241 and the north line of said 104.775 acre tract for the northwest corner hereof;

THENCE North 64°40'41" East a distance of 374.99 feet along the south bank of the Pedernales River, the north line of said 104.775 acre tract and the north line of said Survey No. 241 to the **POINT OF BEGINNING**, containing 14.525 acres, more or less, as shown on the certified plat prepared herewith.

14.525