

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any 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

Date: October 27, 2004

Grantor: C. SCOTT ALLISON and CHARLES KOONCE, each owning, occupying and claiming other property as his respective homestead

Grantor's Mailing Address: 1151 Knickerbocker, San Angelo,
Tom Green County, Texas 76904

Grantee: OAK MOUNTAIN ESTATES PARTNERSHIP, a Texas General Partnership composed solely of C. Scott Allison, Douglas W. Baxter, Michael G. Biggerstaff, Edward G. McCain and Daniel R. Ferguson

Grantee's Mailing Address: 1151 Knickerbocker, San Angelo,
Tom Green County, Texas 76904

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

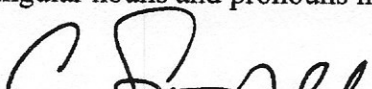
Being a 50.00 foot wide road easement containing 7.784 acres of land out of CHAS. S. JACKSON SURVEY 1823, Tom Green County, Texas, and also being out of that 101.03 acre tract conveyed to Harold R. Hardy by Jack D. Posey by Deed dated July 8, 1974, and recorded in Volume 615, Page 639 of the Deed Records of Tom Green County, Texas, said 7.784 acre road easement being described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; and taxes for 2004, the payment of which Grantee assumes.

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 hereby 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.

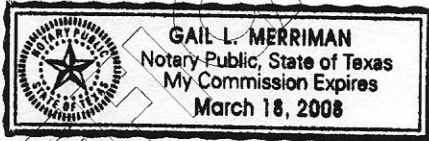
When the context requires, singular nouns and pronouns include the plural.



STATE OF TEXAS
COUNTY OF TOM GREEN

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This instrument was acknowledged before me on the 27 day of October, 2004 by C. SCOTT ALLISON.

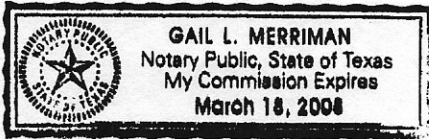


Gail L. Merriman
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF TOM GREEN

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This instrument was acknowledged before me on the 29 day of October, 2004 by CHARLES KOONCE.



Gail L. Merriman
Notary Public, State of Texas

EXHIBIT "A"

Wm. C. WILLIAMS, JR.

DONALD L. WILLIAMS

FREDERICK O. LANGOHR

WILSON, WILLIAMS, LANGOHR
AND ASSOCIATES

LICENSED STATE LAND &
REGISTERED PUBLIC SURVEYORS
PHONE 512/692-2015 - P. O. BOX 2222
1814 WEST BEAUREGARD AVE.
SAN ANGELO, TEXAS 76901

Field Notes
Road Easement

Being a 30.00 foot wide road easement containing 7.784 acres of land out of Chas. S. Jackson Survey 1833, Tom Green County, Texas and also being out of that 101.03 acre tract conveyed to Harold R. Kardy by Jack D. Posey by deed dated July 8, 1974 and recorded in Volume 615 at page 639 of the Deed Records of Tom Green County, Texas, said 7.784 acre road easement being described by notes and bounds as follows:

Beginning at a point in the east right-of-way line of U.S. Highway 177, the SW corner of said 101.03 acre tract and of this tract from which a 1 1/2" iron pipe bears S. 89°40'34"E. 0.75 feet;

Thence N. 3°11'00"E. with the east right-of-way line of said highway and the west line of said 101.03 acre tract, 50.18 feet to the NW corner of this road easement and the SW corner of a 21.845 acre tract as shown on plat accompanying these field notes;

Thence S. 89°40'34"E. with the south line of said 21.845 acre tract and with the south lines of Tracts 1 thru 16 as shown on same plat, at 687.04 feet an iron pipe at the SE corner of said 21.845 acre tract in the west line of a General Telephone Company easement, at 707.43 feet an iron pipe at the SW corner of Tract 1 in the east line of said easement, at 1205.02 feet an iron pipe at the south common corner of Tracts 1 & 2, at 1364.03 feet an iron pipe at the south common corner of Tracts 2 & 3, at 1924.73 feet an iron pipe at the south common corner of Tracts 3 & 4, at 2287.16 feet an iron pipe at the south common corner of Tracts 4 & 5, at 2651.33 feet an iron pipe at the south common corner of Tracts 5 & 6, at 3017.26 feet an iron pipe at the south common corner of Tracts 6 & 7, at 3384.98 feet an iron pipe at the south common corner of Tract 7 & 8, at 3754.33 feet an iron pipe at the south common corner of Tracts 8 & 9, at 4125.92 feet an iron pipe at the south common corner of Tracts 9 & 10, at 4499.20 feet an iron pipe at the south common corner of Tracts 10 & 11, at 4874.37 feet an iron pipe at the south common corner of Tracts 11 & 12, at 5251.47 feet an iron pipe at the south common corner of Tracts 12 & 13, at 5630.54 feet an iron pipe at the south common corner of Tracts 13 & 14, at 6011.80 feet an iron pipe at the south common corner of Tracts 14 & 15, at 6394.68 feet an iron pipe at the south common corner of Tracts 15 & 16, at 6779.83 feet an iron pipe at the SE corner of Tract 16 in the west line of Tract 17, the NE corner of this tract;

Thence S. 1°13'31"W. with the west line of Tract 17, 50.01 feet to an iron pipe set for its SW corner and the SE corner of this tract in the south line of said 101.03 acre tract 435.38 feet; N. 89°40'34"E. from its SE corner;

Thence N. 89°40'34"E. with the south line of said 101.03 acre tract, 6783.19 feet to the place of beginning containing 7.784 acres of land.

NOTE: All bearings recited herein are of the Texas Coordinate System-Central Zone.

This the 26th day of May, 1975.



Donald L. Williams
Donald L. Williams
Registered Public Surveyor No. 121
San Angelo, Texas