

436998

RECORDED
94 APR 21 PM 3:49

WARRANTY DEED RESERVING VENDOR'S LIEN

DATE: April 15, 1994

GRANTOR: ROBERT O. OHLRICH and wife, MARY LOU OHLRICH
GRANTOR'S MAILING ADDRESS: P.O. Box 310065
New Braunfels, Comal County, Texas 78131-0065

GRANTEE: KENNETH R. ECKROAT and EDNA R. ECKROAT, CO-TRUSTEES OF
THE KENNETH R. ECKROAT AND EDNA R. ECKROAT FAMILY TRUST
GRANTEE'S MAILING ADDRESS: 5204 N. Stewart
Mission, Hidalgo County, Texas 78572

CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned cash in hand paid and secured to be paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of their one certain promissory note of even date herewith in the principal sum of TWO HUNDRED THOUSAND AND NO/100 (\$200,000.00) DOLLARS, payable to the order of ROBERT O. OHLRICH and wife, MARY LOU OHLRICH, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by a vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to JOHN R. POWELL, TRUSTEE.

PROPERTY (including any improvements):

Being a 97.772 acre tract of land out of the Comal County School Land Survey No. 396, Abstract No. 94 in Comal County, Texas, and being approximately 97.732 acres out of the Southern portion of a tract called 237.535 acres described in Volume 641, pages 635-638 of the Official Public Records of Comal County, Texas, and approximately 0.04 acres out of a tract called 700 acres described in Volume 297, pages 889-890 of the Deed Records of Comal County, Texas, and all bearings referred to in this description are rotated to and referenced to a bearing of N 73° 24' W along the Northeast line of F.M. Highway No. 1863, said 97.772 acre tract being more particularly described by metes and bounds in attached Exhibit "A";

and,
an easement for the purpose of ingress and egress, across a 60' strip of land owned by the Grantors herein which is located at the stub-in of Delafield Drive, a Comal County road, said stub-in located in the Northeast boundary line of High Chaparral Subdivision which subdivision is recorded in Volume 7, page 198 of the Map and Plat Records of Comal County, Texas. The herein conveyed access easement, begins at the Delafield Drive stub-in, and thence along a line North 55° 46' 17" East, a distance of 60.02 feet to the 97.772 acre tract being herein conveyed to the Grantees.

0958 0591

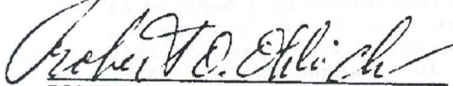
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

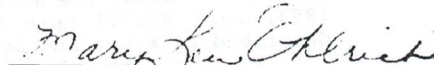
1. Grantors reserve a one-half mineral interest in all oil, gas and other minerals located in or under the herein described 97.772 acre tract in themselves and their heirs or assigns;
2. Any subdivision of the herein described 97.772 acre tract shall be in tracts of not less than five (5) acres, and no mobile homes shall ever be located or permitted on the 97.772 acre tract, or any smaller tract that may be created as a result of said subdivision of said 97.772 acre tract. All releases requested by the Grantee shall be in tracts of five (5) acres, or more, and shall be obtained by Grantee paying Grantor the sum of \$3,750.00 for each acre, or portion of acre, to be released. All expenses incurred in obtaining a release, such as surveying costs, attorney's fees, and recording fees shall be borne by the Grantees; and,
3. Reservations, restrictions and easements of record.

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 anywise 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.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

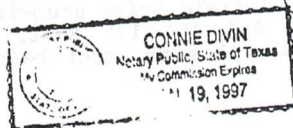
When the context requires, singular nouns and pronouns include the plural.

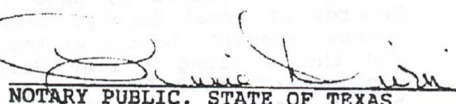

ROBERT O. OHLRICH


MARY LOU OHLRICH

THE STATE OF TEXAS #

This instrument was acknowledged before me on the 19 day of April, 1994, by ROBERT O. OHLRICH and MARY LOU OHLRICH.




NOTARY PUBLIC, STATE OF TEXAS

WATER SYSTEMS • SEWER SYSTEMS • SUBDIVISIONS • LAND PLANNING • STREETS • DRAINAGE • SURVEYING

FIELD NOTES
FOR
A 97.772 ACRE TRACT

Being a 97.772 acre tract of land out of the Comal County School Land Survey No. 396, Abstract No. 94 in Comal County, Texas, and being approximately 97.732 acres out of the Southern portion of a tract called 237.535 acres described in Volume 641, Pages 635-638 of the Official Public Records of Comal County, Texas, and approximately 0.04 acres out of a tract called 700 acres described in Volume 297, Pages 889-890 of the Deed Records of Comal County, Texas, and all bearings referred to in this description are rotated to and referenced to a bearing of N 73° 24' W along the Northeast line of F.M. Highway No. 1863, said 97.772 acre tract being more particularly described as follows:

BEGINNING: At an iron pin found at the Southwest fenced corner of the above referenced 237.535 acre tract, located in the Northeast line of F.M. Highway No. 1863, for the Southwest corner of this tract;

THENCE: Along the Southwest line of the above referenced tract, the general direction of an existing fence and the Northeast line of a tract called 1 acre described in Volume 431, Page 833, another 1.0 acre tract described in Volume 431, Page 825, a 5.0 acre tract described in Volume 371, Page 479, all of the Official Public Records of Comal County, Texas, the Northeast line of Schubert Subdivision, recorded in Volume 10, Page 288 of the Map and Plat Records and partly along the Northeast line of High Chaparral Subdivision, recorded in Volume 7, Page 198 of the Map and Plat Records of Comal County, Texas, N 38° 12' 38" W 150.18 feet, an iron pin found, N 38° 13' 24" W 530.24 feet, an iron pin found, N 38° 08' 57" W 458.45 feet, an iron pin found, N 38° 09' 10" W 681.42 feet, an iron pin found, and N 38° 00' 33" W (record N 38° 02' 35" W per Vol. 641, Pgs. 635-638) 577.22 feet to an iron pin found at the Southeast corner and end of a road, called Delafield Drive, of High Chaparral Subdivision, for a corner of this tract;

THENCE: Into the above referenced 237.535 acre tract, N 55° 46' 17" E 60.02 feet to an iron pin set for an interior corner of this tract;

THENCE: N 38° 03' 42" W 726.23 feet to an iron pin set in existing cross-fence line, for the Northwest corner of this tract;

THENCE: Along said existing cross-fence, with its general direction, N 50° 49' 20" E 926.74 feet, an iron pin set at a 24" Live Oak tree, N 51° 37' 40" E 60.54 feet, an iron pin set at fence post, and N 40° 08' 35" E 368.39 feet to an iron pin found at fence corner for a corner of the above referenced 237.535 acre tract, for the Northeast corner of this tract;

EXHIBIT "A"

0958 0594

Page 2: 97.772 Acre Tract

THENCE: Into the above referenced 700.0 acre tract, with the general direction of an existing fence, S 33° 44' 24" E 1345.02 feet, a fence corner, and S 28° 52' 50" E 1142.58 feet to a fence corner for a corner of the above referenced 237.535 acre tract, for a corner of this tract;

THENCE: Into said 237.535 acre tract, the general direction of an existing fence, S 26° 49' 45" E 700.75 feet, an iron pin found at fence corner and S 24° 58' 01" E 323.78 feet, an iron pin found at fence corner in the Northeast line of the above referenced 237.535 acre tract, for a corner of this tract;

THENCE: Along said Northeast line, the general direction of an existing fence, S 18° 47' 40" E 567.61 feet to an iron pin found at fence corner, in the Northeast line of F.M. Highway No. 1863, for the Southeast corner of the above referenced 237.535 acre tract, for the Southeast corner of this tract;

THENCE: Along the Northeast line of F.M. Highway No. 1863, S 85° 14' W passing a concrete highway monument found at 6.15 feet and continuing on along a total distance of 75.04 feet to an iron pin set in same, at the beginning of a curve to the right, for a corner of the above referenced 237.535 acre tract, for a corner of this tract;

THENCE: Continuing along the Northeast line of F.M. Highway No. 1863 and said curve to the right, having a central angle of 19° 14' 43", a radius of 1870.10 feet, an arc length of 628.16 feet and a chord bearing and distance of N 82° 55' 53" W 625.21 feet to a concrete monument found at the end of said curve, for a corner of the above referenced 237.535 acre tract, for a corner of this tract;

THENCE: Continuing along the Northeast line of F.M. Highway No. 1863, N 73° 24' W 379.93 feet to the Point of Beginning and containing 97.772 acres of land, more or less.

The foregoing field notes represent the results of an on-the-ground survey made under my supervision, March 29, 1994. Reference plat prepared this same date of this 97.772 acre tract.



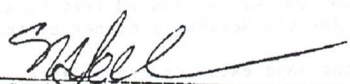

S. Craig Hollmig
Registered Professional Land Surveyor #2389

EXHIBIT "A"

94 JUN -7 PM 4:12

WARRANTY DEED WITH VENDOR'S LIEN

(Third Party Beneficiary)

CLT 94012357

THE STATE OF TEXAS

COUNTY OF COMAL

440000

JOY S. WATERS
COUNTY CLERK, COMAL COUNTYBY *[Signature]*

THAT KENNETH R. ECKROAT and EDNA R. ECKROAT, CO-TRUSTEES OF THE KENNETH R. ECKROAT and EDNA R. ECKROAT FAMILY TRUST, (herein referred to as Grantors) for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid by the Grantees named below, the receipt and sufficiency of which are acknowledged by Grantors, AND TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) paid to Grantors by Victoria Bank and Trust Company, and a Note dated June 3, 1994, in the principal amount of TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) made by Grantees to the order of Victoria Bank and Trust Company as consideration for the amount paid to Grantors, have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL, and CONVEY to CURT H. SCHAEFER, JR. and wife MARCY E. SCHAEFER, (herein referred to as Grantees) the following described real property:

Being a 6.136 acre tract of land out of the Comal County School Land Survey No. 396, Abstract No. 94 in Comal County, Texas, and also being out of the Southern portion of a tract called 97.772 acres described in Volume 958, Page 591 of the Official Public Records of Comal County, Texas, and all bearings referred to in this description are rotated to and referenced to a bearing of N 73° 24' W along the Northeast line of F.M. Highway No. 1863, said 6.136 acre tract being more particularly described as follows:

BEGINNING: At an iron pin found at the Southwest fenced corner of the above referenced 97.772 acre tract, located in the Northeast line of F.M. Highway No. 1863, for the Southwest corner of this tract;

THENCE: Along the Southwest line of the above referenced tract, the general direction of an existing fence, the Northeast line of a tract called 1.0 acres described in Volume 431, Page 833 and another 1.0 acre tract described in Volume 431, Page 825, both of the Official Public Records of Comal County, Texas, N 38° 12' 38" W 150.18 feet, an iron pin found and N 38° 13' 24" W 458.49 feet to an iron pin found in same, for the North Corner of said 1.0 acre tract recorded in Volume 431, Page 825, for the West corner of this tract;

THENCE: Into the above referenced tract, N 51° 45' 31" E 349.71 feet to an iron pin set for the North corner of this tract;

THENCE: S 38° 14' 54" E 608.60 feet, an iron pin set and S 15° 20' 35" E 337.27 feet to a concrete monument found in the Northeast line of F.M. Highway No. 1863, for a corner of the above referenced tract, for the Southeast corner of this tract;

THENCE: Along the Northeast line of F.M. Highway No. 1863, N 73° 24' 00" W 379.93 feet to the Point of beginning and containing 6.136 acres of land, more or less.

1970 0203

SUBJECT TO, HOWEVER, the following:

1. Restrictive covenants and easements for ingress and egress of record in Vol. 297, Page 889, Deed Records and Vol. 958, Page 591, Real Property Records of Comal County, Texas.
2. 1/2 of all oil, gas and other minerals of every character in and under the herein described property reserved by instrument recorded in Volume 461, Page 314 and Volume 958, Page 591, of the Real Property Records of Comal County, Texas.
3. Oil, Gas and Mineral leases of record in the Comal County Clerk's Office and currently in effect.
4. Any subdivision of the herein described 97.772 acre tract recorded in Volume 958, Page 591 of the Official Public Records of Comal County, Texas, shall be in tracts of not less than five (5) acres, and no mobile homes shall ever be located or permitted on the 97.772 acre tract, or any smaller tract that may be created as a result of said subdivision of said 97.772 acre tract.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantees, their heirs, personal representatives, successors, and assigns forever, and Grantors bind themselves and their heirs, personal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantees and their heirs, personal representatives, successors, and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above.

The Note from Victoria Bank and Trust Company described above is secured by a vendor's lien in favor of Victoria Bank and Trust in this deed and by a deed of trust dated June 3, 1994 from Grantees to WARREN L. MCLENDON, Trustee. The vendor's lien and superior title retained in this deed are transferred to Victoria Bank and Trust Company, Payee in said Note, without recourse on Grantors, and shall remain until said Note is fully paid according to its terms, at which time this deed shall become absolute.

Ad valorem taxes for the current year are assumed by Grantees.

Executed this 6 day of June, 1994.

1970 0265

GRANTORS:

Kenneth R. Eckroat
KENNETH R. ECKROAT, CO-TRUSTEE

Edna R. Eckroat
EDNA R. ECKROAT, CO-TRUSTEE

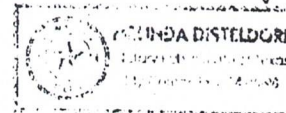
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 6th
day of June, 1994, by Kenneth R. Eckroat, Co-Trustee of
the KENNETH R. ECKROAT and EDNA R. ECKROAT FAMILY TRUST, on behalf
of said trust.

Melinda Disteldorf
Notary Public, State of Texas



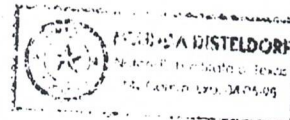
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 6th
day of June, 1994, by Edna R. Eckroat, Co-Trustee of
the KENNETH R. ECKROAT and EDNA R. ECKROAT FAMILY TRUST, on behalf
of said trust.

Melinda Disteldorf
Notary Public, State of Texas



GRANTEES ADDRESS IS:

RR 10, Box 26-H
New Braunfels, Tx. 78132

RETURN FILED DOCUMENT TO:

Curt H. and Marcy E. Schaefer
RR 10, Box 26-H
New Braunfels, Tx. 78132

2LT 9501191

GENERAL WARRANTY DEED RETAINING A VENDOR'S LIEN

STATE OF TEXAS
COUNTY OF COMAL

§
§
KNOW ALL MEN BY THESE PRESENTS:

THAT KENNETH R. ECKROAT and wife, EDNA R. ECKROAT, Co-Trustees of THE KENNETH R. ECKROAT and EDNA R. ECKROAT FAMILY TRUST, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash and other good and valuable consideration in hand paid by REGINALD ALBRECHT and wife, PATTI ALBRECHT, whose address is 7765 FM 482, New Braunfels, Comal County, Texas, 78132, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee herein of one certain Promissory Note for the principal sum of THIRTY-FIVE THOUSAND, EIGHT HUNDRED FIFTY AND NO/100 (\$35,850.00) DOLLARS, of even date herewith, payable to the order of Grantor herein, bearing interest as therein stated, payable as it accrues, the principal and interest thereof being due and payable as therein provided, said Note containing the usual various accelerating maturity and ten percent (10%) attorney's fee clauses in case of default and being secured by a vendor's lien retained herein upon the hereinafter described and conveyed property, and being also secured by a Deed of Trust of even date herewith to STEVE D. TAYLOR, Trustee, to which reference is hereby made for all purposes;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property, to-wit:

Being a 22.940 acre tract of land out of the Comal County School Land Survey No. 396, Abstract No. 94 in Comal County, Texas, and being out of a tract called 97.772 acres described in Volume 958, page 591 of the Official Public Records of Comal County, Texas, and all bearings referred to in this description are rotated to and referenced to a bearing of N 73° 24' W along the Northeast line of F.M. Highway No. 1863, said 22.940 acre tract being more particularly described in Exhibit "A", attached hereto.

Together with the right of Grantee herein to run electrical lines along the western edge of Grantors' remaining property.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas, together with the following additional restrictions which will be treated as covenants running with the land and shall be enforceable by Grantor or their heirs and assigns:

1. The herein conveyed property cannot be divided into tracts smaller than 5 acres.
2. No mobile or modular homes are allowed on said property.

Taxes for the current year have been prorated and are assumed by Grantee.

It is expressly agreed and stipulated that a vendor's lien is retained in favor of the payee in said Note against the above described property, premises and improvements, until said Note, and all interest thereon, is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

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, Grantee's heirs and assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns, against

every person whomsoever claiming or to claim the same or any part thereof.

EXECUTED on this the 28th day of April A.D., 1995.

Kenneth R. Eckroat
KENNETH R. ECKROAT Co-Trustee of
THE KENNETH R. ECKROAT and EDNA R.
ECKROAT FAMILY TRUST

Edna R. Eckroat
EDNA R. ECKROAT, Co-Trustee of THE
KENNETH R. ECKROAT and EDNA R.
ECKROAT FAMILY TRUST

STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on this the 28th day of April, 1995, KENNETH R. ECKROAT and wife, EDNA R. ECKROAT, Co-Trustees of THE KENNETH R. ECKROAT and EDNA R. ECKROAT FAMILY TRUST.



Marva McCraw
MARVA MCCRAW Notary Public in and for the
Notary Public, State of Texas
My Commission Expires
DEC. 6, 1997
State of Texas.

1045.DEEDS

FIELD NOTES
FOR
A 22.940 ACRES

Being a 22.940 acre tract of land out of the Comal County School Land Survey No. 396, Abstract No. 94 in Comal County, Texas, and being out of a tract called 97.772 acres described in Volume 958, Page 591 of the Official Public Records of Comal County, Texas, and all bearings referred to in this description are rotated to and referenced to a bearing of N 73° 24' W along the Northeast line of F.M. Highway No. 1863, said 22.940 acre tract being more particularly described as follows:

BEGINNING: At an iron pin found in the Southwest line of the above referenced tract, for a South corner of this tract, said point being N 38° 12' 38" W 150.18 feet and N 38° 13' 24" W 458.49 feet from an iron pin found at the South corner of the above referenced tract, said Point of Beginning also being the West corner of Lot 1 of Schaefer Six, a subdivision of record in Volume 11, Page 50 of the Map and Plat Records of Comal County, Texas;

THENCE: Along the Southwest line of the above referenced tract, the Northeast line of a tract called 5.0 acres recorded in Volume 371, Page 479 of the Deed Records of Comal County, Texas, and partly along the Northeast line of Schubert Subdivision, of record in Volume 10, Page 288 of the Map and Plat Records of Comal County, Texas, the general direction of an existing fence, N 38° 13' 24" W 71.75 feet, an iron pin found, N 38° 08' 57" W 458.45 feet, an iron pin found at the North corner of said 5.0 acre tract, and N 38° 09' 10" W 368.64 feet to an iron pin set in the Northeast line of said Schubert Subdivision, the Southwest line of the above referenced tract, for the West corner of this tract;

THENCE: Into the above referenced tract, N 52° 56' 09" E 1183.40 feet to an iron pin set for the North corner of this tract;

THENCE: S 28° 52' 50" E 60 feet Westerly from and parallel with the Northeast line of the above referenced tract, 741.51 feet, an iron pin set and S 26° 49' 45" E 78.89 feet to an iron pin set for an upper East corner of this tract;

THENCE: S 52° 56' 09" W 638.70 feet to an iron pin set for an interior corner of this tract;

THENCE: S 38° 14' 54" E 699.43 feet, an iron pin set and S 15° 20' 35" E 385.42 feet to an iron pin set in the Northerly line of F.M. Highway No. 1863, for the lower East corner of this tract;

Page 2: 22.940 Acre Tract

THENCE: Along the Northerly line of said F.M. Highway No. 1863 and a curve to the right, having a central angle of 02° 08' 38", a radius of 1870.10 feet, an arc length of 69.97 feet, and a chord bearing and distance of N 74° 22' 50" W 69.97 feet to a concrete highway monument found in same, at the end of said curve, for a South corner of this tract, said point also being the East corner of said Schaefer Six Subdivision;

THENCE: Along the Northeast line of said Subdivision, N 15° 20' 35" W 337.27 feet, an iron pin found and N 38° 14' 54" W 608.60 feet to an iron pin found at the North corner of said Subdivision, for an interior corner of this tract;

THENCE: Along the Northwest line of said Subdivision, S 51° 45' 31" W 349.71 feet to the Point of Beginning and containing 22.940 acres of land, more or less.

The foregoing field notes represent the results of an on-the-ground survey made under my supervision, April 18, 1995. Reference plat prepared this same date of this 22.940 acre tract.



Job #95193

Richard A. Goodwin
 Richard A. Goodwin
 RPLS #4069

Doc# : 464966
 # Pages: 5
 Date : 04-28-1995
 Time : 04:19:42 P.M.
 Filed & Recorded in
 Official Records
 of CONAL County, TX.
 JOY STREETER
 COUNTY CLERK
 Rec. \$ 17.00

DOC# 464966

DOC# 466553

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS:

THAT KENNETH R. ECKROAT and wife, EDNA R. ECKROAT, Co-Trustees of THE KENNETH R. ECKROAT and EDNA R. ECKROAT FAMILY TRUST, herein-after called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by ROLAND J. SCHNEIDER, whose address is Rt. 10, Box 39 A-19, New Braunfels, Comal County, Texas, 78130, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated in Comal County, Texas, to-wit:

Being 16.050 acre of land out of the Comal County School Land Survey No. 396, Abstract No. 94 in Comal County, Texas, and being out of a tract called 97.772 acres described in Volume 958, page 591 of the Official Public Records of Comal County, Texas, and all bearings referred to in this description are rotated to and referenced to a bearing of N 73° 24' W along the Northeast line of F.M. Highway No. 1863, said 16.050 acre tract being more particularly described in Exhibit "A", attached hereto.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas.

Taxes for the current year have been prorated and are thereafter assumed by Grantee.

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, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

EXECUTED on this the 22nd day of May, 1995.

Kenneth R. Eckroat
KENNETH R. ECKROAT Co-Trustee of
THE KENNETH R. ECKROAT and EDNA R.
ECKROAT FAMILY TRUST

Edna R. Eckroat
EDNA R. ECKROAT, Co-Trustee of THE
KENNETH R. ECKROAT and EDNA R.
ECKROAT FAMILY TRUST

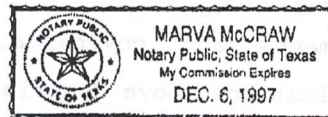
STATE OF TEXAS

§

COUNTY OF COMAL

§

This instrument was acknowledged before me on this the 22nd day of May, 1995, **KENNETH R. ECKROAT and wife, EDNA R. ECKROAT, Co-Trustees of THE KENNETH R. ECKROAT and EDNA R. ECKROAT FAMILY TRUST.**



Marva McCraw
Notary Public in and for the
State of Texas.

1091.deeds

S. CRAIG HOLLMIG, INC.
CONSULTING ENGINEERS - SURVEYORS

DOCH# 466553

410 N. SEGUIN STREET
NEW BRAUNFELS, TEXAS 78130-5085

DOCH# 466553

TEXAS SOCIETY OF PROFESSIONAL ENGINEERS
AMERICAN SOCIETY OF CIVIL ENGINEERS

EXHIBIT "A"

TEXAS SURVEYORS ASSOCIATION
TELEPHONE: (210) 625-0555

WATER SYSTEMS • SEWER SYSTEMS • SUBDIVISIONS • LAND PLANNING • STREETS • DRAINAGE • SURVEYING

Pages: 3
Date : 05-23-1995
Time : 05:38:24 P.M.
Filed & Recorded in
Official Records
of COMAL County, TX.
JOY STREATER
COUNTY CLERK
Reg. # 13.00

FIELD NOTES
FOR
A 16.050 ACRE TRACT

Being a 16.050 acre tract of land out of the Comal County School District Survey No. 396, Abstract No. 94 in Comal County, Texas, and being out of a tract called 97.772 acres described in Volume 958, Page 591 of the Official Public Records of Comal County, Texas, and all bearings referred to in this description are rotated to and referenced to a bearing of N 73° 24' W along the Northeast line of F.M. Highway No. 1863, said 16.050 acre tract being more particularly described as follows:

BEGINNING: At an iron pin set in the Northeast line of F.M. Highway No. 1863, for the East corner of this tract, said point being S 85° 14' W 61.75 feet from an iron pin found at the East fenced corner of the above referenced tract;

THENCE: Along the Northeast line of F.M. Highway No. 1863, S 85° 14' W 13.29 feet to an iron pin found in same, at the beginning of a curve to the right, for a corner of this tract;

THENCE: Continuing along said Northeast line and said curve to the right, having a central angle of 17° 06' 06", a radius of 1870.10 feet, an arc length of 558.18 feet, and a chord bearing and distance of N 84° 00' 12" W 556.11 feet to an iron pin found in same, for the South corner of this tract;

THENCE: Into the above referenced tract, and along a Northeast line of a tract of 22.940 acres, previously surveyed in April, 1995, N 15° 20' 35" W 385.42 feet, an iron pin found and N 38° 14' 54" W 699.43 feet to an iron pin found for the West corner of this tract and an interior corner of said 22.940 acre tract;

THENCE: Along a Southeast line of said 22.940 acre tract, N 52° 56' 09" E 638.70 feet to an iron pin found for an East corner of said 22.940 acre tract, for the North corner of this tract;

THENCE: 60 feet Westerly from and parallel with the Northeast line of the above referenced tract, S 26° 49' 45" E 619.81 feet, an iron pin set, S 24° 58' 01" E 319.57 feet, an iron pin set, and S 18° 47' 40" E 549.41 feet to the Point of Beginning and containing 16.050 acres of land, more or less.

The foregoing field notes represent the results of an on-the-ground survey made under my supervision, May 12, 1995. Reference plat prepared this same date of this 16.050 acre tract.

Job #95260



Richard A. Goodwin, RPLS #4069

RECORDER'S MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

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COUNTY CLERK COMAL COUNTY

BY Doyle B. Laffey
15.00DEED OF PARTITION
JACK OHLRICH, INDIVIDUALLY AND AS TRUSTEE,
TOYA OHLRICH BEDEWATER AND ROBERT O. OHLRICHTHE STATE OF TEXAS §
COUNTY OF COMAL § KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, we, JACK OHLRICH, Individually and as Trustee, TOYA OHLRICH BREDEWATER and ROBERT O. OHLRICH, being one and the same person as BOBBY OHLRICH, have and hold in common that certain real estate hereinafter mentioned, and are desirous of making partition of the same;

NOW, THEREFORE, in consideration of the covenants herein contained and the conveyance herein made and to effect such partition, it is hereby COVENANTED, GRANTED, CONCLUDED AND AGREED by, between, and among said parties and themselves, their heirs, personal representatives, and assigns, that a partition of said property be made as follows, to-wit:

(1) The said ROBERT O. OHLRICH shall from henceforth have, hold, possess, and enjoy, in severalty, by himself and to him and his heirs, personal representatives and assigns, for his part, share and portion of the said property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Comal County, Texas, and more particularly described as follows:

TRACT I:

BEING a 700.00 acre tract of land and being approximately 385.289 acres out of the Comal County School Land Survey No. 396, approximately 198.50 acres out of the William Hillert Survey No. 770, approximately 33.90 acres out of the Theodore Miller Survey No. 396½, approximately 20.311 acres out of the Theodore Koester Survey No. 769, and approximately 62.0 acres out of the Heinrich Michal Survey No. 880 and also being out of the Southern portion of a 2164 acre tract, recorded in Volume 111, pages 92-93 of the Deed Records of Comal County, Texas, and being more particularly described as follows:

BEGINNING at the Southwest corner of a 16.95 acre tract, in the North right-of-way line of F.M. Highway No. 1863, said point being S. 85° 14' 00" W. 1547.27 feet from the Southeast corner of above

referenced 2164 acre tract, for the Southeast corner of this tract;

THENCE S. 85° 14' 00" W. 784.71 feet along said right-of-way line to a concrete monument in same for an angle point of this tract, said point also being the beginning of a curve to the right;

THENCE along said right-of-way line and said curve, having a central angle of 19° 14' 43", a radius of 1870.10 feet, a tangent of 317.06 feet, a length of 628.15 feet and a chord bearing and distance of N. 82° 55' 53" W. 625.21 feet to the end of said curve, for an angle point of this tract;

THENCE N. 73° 24' 00" W. 379.93 feet along said right-of-way line to a fence corner in the West line of above referenced tract, for the Southwest corner of this tract;

THENCE along said West fence line as follows:

N. 38° 12' 38" W.	150.18 feet
N. 38° 13' 24" W.	530.24 feet
N. 37° 41' 50" W.	3742.44 feet
N. 23° 17' 14" W.	310.54 feet
N. 23° 16' 27" W.	1239.90 feet
N. 23° 19' 08" W.	876.99 feet
N. 23° 06' 49" W.	92.0 feet

to an iron pin set in same, said point also being in the North line of High Drive of Sierra II Subdivision, Unit II as recorded in Volume 5, pages 262-263 of the Map and Plat Records of Comal County, Texas, for the Northwest corner of this tract;

THENCE N. 83° 19' 16" E. 6962.52 feet along a cut-line, to an iron pin set in the East fence line of above referenced tract, for the Northeast corner of this tract;

THENCE with said East fence line as follows:

S. 05° 24' 35" E.	173.73 feet
S. 05° 35' 14" E.	1027.66 feet
S. 05° 29' 03" E.	268.51 feet
S. 05° 22' 32" E.	449.13 feet
S. 05° 19' 27" E.	432.47 feet

to a 15 inch Oak Tree for an interior corner of this tract;

THENCE S. 36° 27' 35" E. 622.06 feet to an 18" Cedar Tree for an East corner of this tract;

THENCE with fence, S. 54° 43' 48" W. 80.92 feet and S. 52° 51' 13" W. 2588.87 feet to a fence corner for an interior corner of this tract;

THENCE with fence, S. 37° 06' 24" E. 1291.06 feet to an East corner of this tract;

THENCE S. 75° 45' 24" W. 1302.20 feet to an interior corner of this tract;

THENCE S. 31° 30' 41" E. 1101.30 feet to the POINT OF BEGINNING and containing 700.000 acres of land, more or less.

And the other parties hereto, JACK OHLRICH, Individually and as Trustee, and TOYA OHLRICH BREDEWATER, HAVE GRANTED, RELEASED, CONFIRMED, AND CONVEYED and by these presents do HEREBY GRANT, RELEASE, CONFIRM AND CONVEY unto the said ROBERT O. OHLRICH, the property described above, subject only to reservations, restrictions or easements, if any, of record, and additionally, subject to reservations, restrictions and easements as follows:

(1) No mobile, prefabricated or preconstructed home moved on to the premises shall be allowed on tracts or lots of ten (10) acres or less.

(2) No hunting shall be allowed on tracts or lots of ten (10) acres or less.

The above described restrictions shall be effective for a term of twenty (20) years from the date hereof, after which time said restrictions shall be automatically extended for successive periods of ten (10) years; provided, however, during any succeeding ten (10) year period after the initial twenty (20) year period these restrictions may be amended by an instrument signed by a majority of the lot owners.

This conveyance is expressly made subject to an easement for ingress and egress over and across the above described 700.000 acre tract in favor of JACK OHLRICH and TOYA OHLRICH BREDEWATER, their heirs, personal representatives and assigns, along the course of the present roadway for a width of sixty (60) feet or the said ROBERT O. OHLRICH, his heirs, personal representatives and assigns, may substitute therefor a roadway acceptable to the said JACK OHLRICH and TOYA OHLRICH BREDEWATER, their heirs, personal representatives and assigns.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging and any right, title and in-

terest of Grantors in and to adjacent streets, highways, and rights-of-way, unto the said ROBERT O. OHLRICH, his heirs, personal representatives, and assigns forever; and the other parties hereto, JACK OHLRICH, Individually and as Trustee, and TOYA OHLRICH BREDEWATER, do bind themselves, their heirs, personal representatives, and assigns to WARRANT AND FOREVER DEFEND all and singular the said property unto the said ROBERT O. OHLRICH, his heirs, personal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, as aforesaid.

(2) The said JACK OHLRICH and TOYA OHLRICH BREDEWATER shall from henceforth have, hold, possess, and enjoy, jointly and severally, by themselves and to them and their heirs, personal representatives and assigns, for their part, share and portion of the said property, the said JACK OHLRICH owning an undivided 1,061.46675 acre interest and the said TOYA OHLRICH BREDEWATER owning an undivided 353.82225 acre interest, free from any and all claims of the other party hereto, all of that certain real estate lying and being situated in Comal County, Texas, and more particularly described as follows:

TRACT II:

BEING a 1415.289 acre tract, and being approximately 445 acres out of the Peter Reininger Survey No. 818, approximately 320 acres out of the Theodore Koester Survey No. 771, approximately 80 acres being all of the H. Hillert Survey No. 877, approximately 160 acres being all of the William Hillert Survey No. 536, approximately 17.0 acres out of the Heinrich Michal Survey No. 880, approximately 265.689 acres out of the Theodore Koester Survey No. 769, approximately 121.50 acres out of the William Hillert Survey No. 770, approximately 0.1 acres out of the Theodore Miller Survey No. 396 $\frac{1}{2}$, and approximately 6.0 acres out of the Jacob Heidrich Survey No. 772 and also being out of the Northern portion of a 2164 acre tract, recorded in Volume 111, pages 92-93 of the Deed Records of Comal County, Texas, and being more particularly described as follows:

BEGINNING at the Northwest corner of this tract, said point being the Northwest corner of the

aforementioned 2164 acre tract (called hereafter the parent tract);

THENCE N. 53° 00' 00" E. 6375.00 feet along the Northwest line of the parent tract to the Northeast corner of this tract, being the Northeast corner of the parent tract;

THENCE along the Northeast line of the parent tract and the Northeast line of this tract:

S. 37° 00' 00" E.	3792.22 feet
S. 86° 00' 00" E.	99.00 feet
S. 75° 30' 00" E.	113.00 feet
S. 74° 15' 00" E.	154.00 feet
N. 74° 10' 00" E.	60.50 feet
S. 79° 15' 00" E.	88.50 feet
S. 58° 05' 00" E.	60.00 feet
S. 38° 00' 00" E.	86.00 feet
S. 13° 50' 00" E.	152.00 feet
S. 54° 15' 00" E.	42.22 feet
S. 31° 00' 00" E.	80.00 feet
S. 03° 15' 00" W.	278.89 feet
S. 19° 40' 00" W.	169.00 feet
S. 37° 32' 39" E.	3885.74 feet
S. 05° 24' 35" E.	2376.56 feet

to an iron pin set for the Southeast corner of this tract;

THENCE severing the parent tract, along the North line of a 700.000 acre tract being the South line of this tract, S. 83° 19' 16" W. 6962.52 feet to an iron pin set for the Southwest corner of this tract, said pin being in the North line of High Drive of Sierra II Subdivision, Unit II as recorded in Volume 5, pages 262-263 of the Map and Plat Records of Comal County, Texas;

THENCE with the Southwest line of the parent tract for the Southwest line of this tract;

N. 23° 06' 49" W.	2067.76 feet
N. 52° 25' 00" E.	240.28 feet
N. 37° 00' 00" W.	2181.11 feet
N. 53° 00' 00" E.	106.39 feet
N. 37° 00' 00" W.	3066.94 feet

to the POINT OF BEGINNING and containing 1415.289 acres of land, more or less.

And the other party hereto, ROBERT O. OHLRICH, HAS GRANTED, RELEASED, CONFIRMED, AND CONVEYED and by these presents does HEREBY GRANT, RELEASE, CONFIRM AND CONVEY unto the said JACK OHLRICH and TOYA OHLRICH BREDEWATER, the property described above, subject only to reservations, restrictions or easements, if any, of record, and additionally, subject to reservations, restrictions and easements as follows:

(1) No mobile, prefabricated or preconstructed home moved on to the the premises shall be allowed on tracts or lots of ten (10) acres or less.

(2) No hunting shall be allowed on tracts or lots of ten (10) acres or less.

The above described restrictions shall be effective for a term of twenty (20) years from the date hereof, after which time said restrictions shall be automatically extended for successive periods of ten (10) years; provided, however, during any succeeding ten (10) year period after the initial twenty (20) year period these restrictions may be amended by an instrument signed by a majority of the lot owners.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging and any right, title and interest of Grantor in and to adjacent streets, highways, and rights-of-way, unto the said JACK OHLRICH and TOYA OHLRICH BREDEWATER, their heirs, personal representatives, and assigns forever; and the other party hereto, ROBERT O. OHLRICH, does bind himself, his heirs, personal representatives, and assigns to WARRANT AND FOREVER DEFEND all and singular the said property unto the said JACK OHLRICH and TOYA OHLRICH BREDEWATER, their heirs, personal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, as aforesaid.

IN WITNESS WHEREOF, we have hereunto set out hands this
8TH day of JULY, 1980.

Jack Ohlrich

Jack Ohlrich, Individually and as Trustee

Toya Ohlrich Bredewater

Toya Ohlrich Bredewater

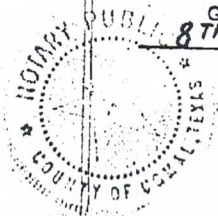
Robert O. Ohlrich

Robert O. Ohlrich

THE STATE OF TEXAS §
COUNTY OF COMAL §

BEFORE ME, the undersigned authority, on this day personally appeared JACK OHLRICH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8TH day of JULY, 1980.



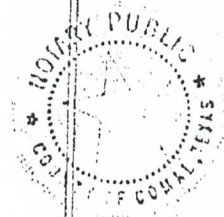
Darlene Moore
Notary Public, Comal County, Texas
DARLENE MOORE

My commission expires 12/31/80.

THE STATE OF TEXAS §
COUNTY OF COMAL §

BEFORE ME, the undersigned authority, on this day personally appeared TOYA OHLRICH BREDEWATER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8TH day of JULY, 1980.



Darlene Moore
Notary Public, Comal County, Texas
DARLENE MOORE

My commission expires 12/31/80.

THE STATE OF TEXAS §
COUNTY OF COMAL §

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT O. OHLRICH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8TH day of JULY, 1980.



Darlene Moore
Notary Public, Comal County, Texas
DARLENE MOORE

My commission expires 12/31/80.

0461 0314

FILED FOR RECORD

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GENERAL WARRANTY DEED RESERVING VENDOR'S LIEN

FROM: ROBERT O. OHLRICH and wife, MARY LOU OHLRICH

TO: SCOTT A. TURPIN, Individually and as Trustee

NOTED
COUNTY OF COMAL COUNTY

Margaret Smith
#90000

THE STATE OF TEXAS

COUNTY OF COMAL

X
X
X

KNOW ALL MEN BY THESE PRESENTS:

That we, ROBERT O. OHLRICH and wife, MARY LOU OHLRICH, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to us cash in hand paid and secured to be paid by SCOTT A. TURPIN, Individually and as Trustee, the receipt of which is hereby conclusively acknowledged and confessed, and the execution and delivery of one certain Promissory Note of even date herewith in the principal sum of ONE MILLION ONE HUNDRED SIX THOUSAND FOUR HUNDRED FORTY TWO AND 50/100 (\$1,106,442.50) DOLLARS, being due and payable to ROBERT O. OHLRICH and wife, MARY LOU OHLRICH, as therein provided; and it being provided in said Note that failure to pay any installment thereof when due may at the option of the holder mature said entire indebtedness and the lien herein reserved become subject to foreclosure; said note also providing for reasonable attorney's fees if not paid in full at maturity and placed in the hands of an attorney for collection, collected by law or through the Probate Court.

HAVE GRANTED, BARGAINED, SOLD and CONVEYED and by these presents do GRANT, BARGAIN, SELL and CONVEY unto the said SCOTT A. TURPIN, Individually and as Trustee, the following described property situated in the County of Comal, State of Texas, to-wit:

Being 237.535 acres of land and being approximately 104.979 acres out of the Comal County School Land Survey No. 396 and approximately 89.979 acres of land out of the William Hillert Survey No. 770 and approximately 42.577 acres of land out of the Heinrich Michal Survey No. 880 and also being out of the Southwestern portion of a tract called 700.0 acres and described in Volume 297, Pages 889-890 of the Deed Records of Comal County, Texas, and being more particularly described as follows:

BEGINNING: At an iron pin found at fence corner in the Northwest right-of-way line of FM Highway No. 1863, said point being the Southwest corner of the above referenced 700.0 acres for the Southwest corner of this tract;

THENCE: Leaving said right-of-way and running along the West fenced line of the above referenced 700.0 acre tract the following bearings and distances:

N 38° 12' 38" W	150.18 feet
N 38° 13' 24" W	530.24 feet
N 38° 08' 57" W	458.45 feet
N 38° 09' 10" W	681.42 feet
N 38° 02' 35" W	1298.27 feet
N 37° 32' 56" W	114.52 feet
N 36° 53' 57" W	1189.97 feet
N 23° 17' 14" W	310.54 feet
N 23° 16' 27" W	1239.90 feet
N 23° 19' 08" W	876.99 feet
N 23° 06' 49" W	92.00 feet

to an iron pin set in same, said point also being in the North line of High Drive of Sierra II Subdivision, Unit II as recorded in Volume 5, Pages 262-263 of the Map and Plat Records of Comal County, Texas, said point also being the Northwest corner of the above referenced 700.0 acres for the Northwest corner of this tract;

THENCE: With the North line of the above referenced 700.0 acres, N 83° 19' 16" E 2375.47 feet to an iron pin set in same for the Northeast corner of this tract;

THENCE: Leaving said North line, S 30° 33' 47" E 479.15 feet to an iron pin set for a corner of this tract;

THENCE: S 30° 32' 37" E 619.26 feet to an iron pin set for a corner of this tract,

THENCE: S 56° 07' 11" W 699.39 feet to an iron pin set for a corner of this tract;

THENCE: S 01° 13' 21" E 1153.86 feet to an iron pin set for a corner of this tract;

THENCE: S 66° 49' 41" E 509.38 feet to an iron pin set for a corner of this tract;

THENCE: S 33° 39' 44" E 1354.54 feet to an iron pin set for a corner of this tract;

THENCE: S 28° 55' 47" E 1132.88 feet to an iron pin set for a corner of this tract;

THENCE: S 31° 49' 20" E 337.45 feet to an iron pin set for a corner of this tract;

THENCE: S 22° 08' 11" E 365.81 feet to an iron pin set for a corner of this tract;

THENCE: S 25° 09' 29" E 318.46 feet to an iron pin set for a corner of this tract;

THENCE: S 18° 47' 40" E 573.53 feet to an iron pin set in the Northwest right-of-way line of FM Highway No. 1863, said point being the Southeast corner of this tract;

THENCE: With said highway, S 85° 14' 00" W 75.04 feet to a concrete highway right-of-way monument, said point also being the beginning of a curve to the right;

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THENCE: With said curve to the right having a delta angle of $19^{\circ} 14' 43''$, a radius of 1870.10 feet, an arc length of 628.16 feet and a chord bearing and distance of N $82^{\circ} 55' 53''$ W 625.21 feet to a concrete highway right-of-way monument marking the end of said curve;

THENCE: Continuing with said highway, N $73^{\circ} 24' 00''$ W 379.93 feet to the Point of Beginning and containing 237.535 acres of land, more or less.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging and all improvements thereon situated to Grantee, his heirs, executors and assigns, forever; and,

We do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, his heirs or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to EASEMENTS, RESTRICTIONS, and RESERVATIONS, if any of record, and all taxes not now due and payable.

The Grantors hereby reserve unto themselves, their heirs and assigns, an undivided one-half ($\frac{1}{2}$) interest in and to all the oil, gas and other minerals in and under and that may be produced from the above described property. Grantors shall have the exclusive right to negotiate and enter into any oil, gas or mineral lease covering Grantors' undivided one-half ($\frac{1}{2}$) interest in the oil, gas and other minerals located under this property, but Grantors shall not have the right of ingress and egress over the herein conveyed property for the purposes of mining, drilling, exploring, operating and/or developing the lands for oil, gas and other minerals, or removing same therefrom.

Said above described indebtedness is further secured by Deed of Trust of even date herewith from SCOTT A. TURPIN, Individually and as Trustee, to JOHN R. POWELL, Trustee; and it is expressly agreed and stipulated that a Vendor's Lien and superior title is reserved against the above described property, premises and improvements until the above described Note and all interest thereon is fully paid according to its face and tenor, effect and reading, when this Deed is to become absolute. Grantee shall be entitled to releases from said Deed of Trust under the same terms

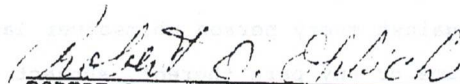
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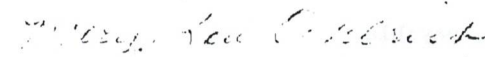
and conditions as provided for in the above referred Deed of Trust.

And, it is further agreed that the Grantee shall keep all taxes and assessments against said property paid as the same become due and payable, and shall permit no taxes to become delinquent against said property.

Failure on the part of the Grantee to keep and observe all terms, conditions and stipulations of this Deed and of the above described Note may mature said Note at the option of the holder, and the lien reserved in this Deed may become subject to foreclosure.

WITNESS OUR HANDS, this the 2nd day of August, 1985.


ROBERT O. OHLRICH

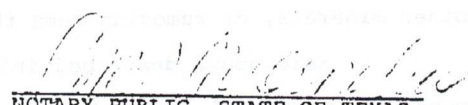

MARY LOU OHLRICH

THE STATE OF TEXAS X
COUNTY OF COMAL X

BEFORE ME, the undersigned authority on this day personally appeared ROBERT O. OHLRICH and MARY LOU OHLRICH, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they had executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and SEAL OF OFFICE, this the 2nd day of August, 1985.




NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 7/31/88

JAMES M. CORNELIUS

Grantees' Address:
Scott A. Turpin
c/o Lonnie E. Chunn
123 North Seguin
New Braunfels, Texas 78130