General Warranty Deed

Date: May 3, 2004

Grantor: INSIGHT LAND GROUP, LTD., dba VISION LAND GROUP, LTD., a Texas limited partnership, acting by and through JERRAN DEVELOPMENT CO., its general partner

Grantor's Mailing Address:

333 Cheatham Street
San Marcos, Texas 78666
Hays County

Grantee: COTTONWOOD CREEK JDR, LTD., a Texas limited partnership, acting by and through ALAMO CREEK INVESTMENTS, INC., its general partner

Grantee's Mailing Address:

333 Cheatham Street
San Marcos, Texas 78666
Hays County

Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration.

Property (including any improvements):

Tract 1: 272.24 acres of land, more or less, out of the FARNAM FRYE SURVEY, Abstract No. 183, the JOHN F. GEISTER SURVEY NO. 6, Abstract No. 202, JOHN F. GEISTER SURVEY NO. 7, Abstract No. 203, and the CHARLES HENDERSON SURVEY, Abstract No. 226, in Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Tract 2: Being 85.44 acres of land, more or less, out of the FARNAM FRYE SURVEY, Abstract No. 183, the JOHN F. GEISTER SURVEY NO. SEVEN (7), Abstract No. 203, and the REBECCA BROWN SURVEY, Abstract No. 46, in Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "B" attached hereto.

Tract 3: Being 13.49 acres of land, more or less, out of the WILLIAM BLANTON SURVEY NO. 4, and the WILLIAM BLANTON SURVEY NO. 5, in Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "C" attached hereto.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

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.

INSIGHT LAND GROUP, LTD., dba VISION LAND GROUP, LTD.

BY: _____
RANDALL MORRIS
President of JERRAN DEVELOPMENT CO.,
General Partner of INSIGHT LAND GROUP,
LTD., dba VISION LAND GROUP, LTD.

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me on May 3, 2004, by RANDALL MORRIS as President of JERRAN DEVELOPMENT CO., general partner of INSIGHT LAND GROUP, LTD., dba VISION LAND GROUP, LTD..

JENNY KAY WALKER
Notary Public, State of Texas
My Commission Expires
OCTOBER 18, 2007

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

FITZGERALD, MAJORS & STEVENS, L.L.P.
POST OFFICE BOX 653
SAN MARCOS, TX 78667-0653
Tel: (512) 392-1273
Fax: (512) 396-8539

AFTER RECORDING RETURN TO:

Cottonwood Creek JDR
333 Cheatham St.
San Marcos, TX 78666

DESCRIPTION OF 272.24 ACRES, MORE OR LESS, OF LAND AREA IN THE FARNAM FRYE SURVEY, ABSTRACT NO. 183, THE JOHN F. GEISTER SURVEY NO. 6, ABSTRACT NO. 202, THE JOHN F. GEISTER SURVEY NO. 7, ABSTRACT NO. 203, AND THE CHARLES HENDERSON SURVEY, ABSTRACT NO. 226, HAYS COUNTY, TEXAS AND BEING ALL OF THAT TRACT DESCRIBED AS TRACT I - 272.24 ACRES IN A DEED FROM THE ESTATE OF THOMAS CHAMBLESS JOHNSON III TO JIM R. SMITH DATED MARCH 12, 1997 AND RECORDED IN VOLUME 1326, PAGE 279 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found in the east line of State Highway No. 123 for the common southwest corner of the Smith Tract I and the northwest corner of that tract described as 65.90 acres in a deed from Kraak Holdings, Ltd. to Jonnie Lynn Kraak McClellan et al dated December 28, 2000 and recorded in Volume 1757, Page 706 of the Hays County Official Public Records and the southeast corner of that tract described as tract 1 - 1.884 acres in a deed from J. M. Johnson to the State of Texas dated April 14, 1949 and recorded in Volume 143, Page 491 of the Hays County Deed Records;

THENCE leaving the PLACE OF BEGINNING, as shown on that plat numbered 25230-02-2-d dated April 12, 2002 as prepared for Jim R. Smith by Byrn & Associates, Inc. of San Marcos, Texas, with the common west line of the Smith Tract I and the east line of State Highway No. 123 and the State of Texas Tract 1, N 05° 48' 36" E 3273.77 feet to a 6" cedar post for the common northwest corner of the Smith Tract I and the northeast corner of the State of Texas Tract 1 and the southwest corner of that tract described as 30.9 acres in a deed from D.B. Denny, Jr. et ux to A.H. Mohnke et ux dated June 1, 1962 and recorded in Volume 191, Page 363 of the Hays County Deed Records;

THENCE leaving State Highway No. 123 with the common northwest line of the Smith Tract I and southeast line of the Mohnke 30.9 acre tract, as fenced and used upon the ground, N 49° 56' 43" E 1673.84 feet to a 10" cedar fence corner post for the north corner of the Smith Tract I and east corner of the Mohnke 30.9 acre tract and being in the southwest line of that 100.00 acre tract described in a deed from Miller Lake Joint Venture to Aubrey H. Mohnke dated July 10, 1991 and recorded in Volume 881, Page 703 of the Hays County Official Public Records;

THENCE with the common northeast line of the Smith Tract I and southwest line of the Mohnke 100.00 acre tract, as fenced and used upon the ground, S 40° 15' 25" E 1832.81 feet to a 10" creosote fence corner post for an angle point in the northeast line of the Smith Tract I for the common south corner of the Mohnke 100.00 acre tract and the west corner of that tract described as 225 acres in a deed from Corinda Crews Moeller to Moeller Family Limited Partnership dated July 17, 1995 and recorded in Volume 1164, Page 164 of the Hays County Official Public Records;

THENCE continuing with the northeast line of the Smith Tract I and southwest line of the Moeller Family Limited Partnership 225 acre tract, as fenced and used upon the ground, the following two courses:

1. S 39° 51' 17" E 486.98 feet to an 8" cedar fence post for an angle point, and

2. S 40° 33' 43" E 1658.52 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey" for the east corner of the Smith Tract I in the northwest line of that tract described as Tract III 100.71

EXHIBIT "A"

acres in the previously mentioned deed to Jim R. Smith and being on the centerline of an old 30 foot wide roadway, pass at 1644.96 feet a 1" iron pipe found at the record south corner of the Moeller Family 225 acre tract being in the northwest line of the old roadway;

THENCE with the approximate centerline of the 30 foot old roadway and the common southeast line of the Smith Tract I and the northwest line of the Smith Tract III, the following two courses:

1. S 49° 40' 19" W 2.47 feet to a ½" iron rod set for an angle point, and

2. S 49° 54' 53" W 991.31 feet to a ½" iron rod set for an angle point at the west corner of the Smith Tract III, from which a 1" iron pipe found at the occupied north corner of that tract described as 511.299 acres in a deed from Kraak Holdings, Ltd. to J.K. Partners, Inc. dated December 28, 2000 and recorded in Volume 1757, Page 702 of the Hays County Official Public Records and southeast line of the old roadway bears S 40° 00' 02" E 14.37 feet;

THENCE leaving the Smith Tract III with the approximate centerline of the old 30 foot roadway for the southeast line of the Smith Tract I, S 50° 02' 00" W 1746.81 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey" for the south corner of the Smith Tract I;

THENCE leaving the approximate centerline of the old 30 foot roadway with a southwest line of the Smith Tract I and partly with the northeast line of the McClellan 65.90 acre tract, N 40° 34' 57" W 604.99 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey" for an interior corner of the Smith Tract I and the northeast corner of the McClellan 65.90 acre tract, pass at 14.50 feet a 6" cedar post at the east corner of the McClellan 65.90 acre tract in the northwest line of the old 30 foot roadway;

THENCE with the south line of the Smith Tract I and the north line of the McClellan 65.90 acre tract N 89° 58' 04" W 1694.89 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 272.24 acres, more or less, of land area as prepared from public records and a survey made on the ground on December 30, 1996 and April 12, 2002 by Byrn & Associates, Inc. of San Marcos, Texas. There is included within this tract a cemetery containing approximately 0.031 acres. All ½" iron rods set are capped with a plastic cap stamped "Byrn Survey". The Bearing Basis for this description is the southeast line of the Smith Tract III.

David C. Williamson, R.P.L.S. #4190

CLIENT: Smith, Jim R.
DATE: April 12, 2002
SURVEY: Frye, Farnam, A-183
Geister, John No. 6, A-202
Geister, John No. 7, A-203
Henderson, Charles A-226
COUNTY: Hays, Texas
JOB NO.: 25230-02-2
FND272.24

EXHIBIT "A"

DESCRIPTION OF 85.44 ACRES, MORE OR LESS, OF LAND AREA IN THE FARNAM FRYE SURVEY, ABSTRACT NO. 183, THE JOHN F. GEISTER SURVEY NO. 7, ABSTRACT NO. 203, AND THE REBECCA BROWN SURVEY, ABSTRACT NO. 46, HAYS COUNTY, TEXAS AND BEING ALL OF THAT TRACT DESCRIBED AS TRACT II- 85.44 ACRES IN A DEED FROM THE ESTATE OF THOMAS CHAMBLESS JOHNSON III TO JIM R. SMITH DATED MARCH 12, 1997 AND RECORDED IN VOLUME 1326, PAGE 279 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found in the west line of State Highway No. 123 for the common southeast corner of the Smith Tract II, the southwest corner of that tract described as Tract 2 - 1.809 acres in a deed from J. M. Johnson to the State of Texas dated April 14, 1949 and recorded in Volume 143, Page 491 of the Hays County Deed Records and the northeast corner of that tract described as 10.00 acres in a deed from William C. Mann and Georgia Mann to the Fountain People, Inc. dated March 22, 1999 and recorded in Volume 1514, Page 842 of the Hays County Official Public Records;

THENCE leaving the west line of State Highway No. 123 and the PLACE OF BEGINNING as shown on that plat numbered 25230-02-3-d dated April 12, 2002 as prepared for Jim R. Smith by Byrn & Associates, Inc. of San Marcos, Texas, with the common southwest line of the Smith Tract II and the northwest line of the Fountain People tract, S 89° 38' 28" W 786.92 feet to a ¾" iron pipe found at the common south corner of the Smith Tract II and the east corner of that tract described as 2.000 acres in a deed from Clifford L. Caskey et ux to Steven M. Sisk dated December 22, 1999 and recorded in Volume 1619, Page 648 of the Hays County Official Public Records;

THENCE leaving the northwest line of the Fountain People tract with the common southwest line of the Smith Tract II and partly with the northeast line of the Sisk tract and partly with the northeast line of a 50 foot strip described in a deed from Gary R. Rausch et al to Hays County, Texas dated May 30, 1984 and recorded in Volume 481, Page 791 of the Hays County Real Property Records, the following two courses:

1. N 42° 32' 39" W 1604.74 feet to a ¾" iron pipe found for an angle point, pass at 576.19 the common north corner of the Sisk tract and the southeast corner of the Hays County 50 foot strip, and

2. N 19° 02' 55" E 346.10 feet to a ½" iron rod found for a westerly south corner of that tract described as 14.00 acres in a deed from Carolyn S. Briggs and Helmer H. Hageman to Alex Salas and Gracie Garcia dated January 18, 1996 and recorded in Volume 1201, Page 807 of the Hays County Official Public Records being in the southeast line of that tract described as

EXHIBIT "B"

147.54 acres in a deed from Leile Frances Jackson to Curtis D. Briggs and Helmer H. Hageman dated July 19, 1983 and recorded in Volume 398, Page 394 of the Hays County Deed Records (Salas 14.00 acre tract being a portion of the Briggs/Hageman 147.54 acre tract);

THENCE leaving the northeast line of the Hays County 50 foot strip with the common northwest line of the Smith Tract II and southeast line of the Briggs/Hageman 147.54 acre tract and being partly in conflict with the Salas tract as monumented, the following two courses:

1. N 25° 55' 58" E 16.92 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey" for an angle point (at the former location of a dead hackberry tree found in 1983), and

2. S 41° 38' 50" E 79.31 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey" for an angle point (at the record location of fence post found in 1983 and supported by its witness tree);

THENCE with the common northwest line of the Smith Tract II and southeast line of the Briggs/Hageman 147.54 acre tract and partly with southeast line of the Salas 14.00 acre tract and partly with the southeast line of that tract described as 87.759 acres in a deed from Carolyn S. Briggs and Helmer H. Hageman to Stokes Family Partners, Ltd. dated May 23, 1996 and recorded in Volume 1229, Page 208 of the Hays County Official Public Records, N 49° 44' 21" E 2598.31 feet to a ½" iron rod found with a plastic cap stamped "Byrn Survey" in the west line of State Highway No. 123 for the common north of the Smith Tract II and the southeast corner of the Stokes Tract and northwest corner of the State of Texas Tract 2, pass at 1296.90 feet the common east corner of the Salas tract and the south corner of the Stokes tract;

THENCE with the common east line of the Smith Tract II and the west line of State Highway No. 123 and the State of Texas Tract 2, S 05° 10' 00" W (this being the Bearing Basis for this description) 3152.49 feet to the PLACE OF BEGINNING, pass at 2990.5 feet a TXDOT concrete monument found.

There are contained within these metes and bounds 85.44 acres, more or less, of land area as prepared from public records and a survey made on the ground on November 15, 1996 and April 12, 2002 by Byrn & Associates, Inc.

David C. Williamson, R.P.L.S. #4190

CLIENT: Smith, Jim R.
DATE: April 12, 2002
SURVEY: Frye, F., A-183
Geister, John No. 7, A-203
Brown, R. A-46
COUNTY: Hays, Texas
JOB NO.: 25230-02-3
FND85.44

EXHIBIT "B"

DESCRIPTION OF 13.49 ACRES, MORE OR LESS, OF LAND AREA IN THE WILLIAM BLANTON SURVEY NO. 4, ABSTRACT NO. 59, AND WILLIAM BLANTON SURVEY NO. 5, ABSTRACT NO. 60, HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT DESCRIBED AS 100.00 ACRES IN A DEED FROM MILLER LAKE JOINT VENTURE TO AUBREY H. MOHNKE DATED JULY 10, 1991 AND RECORDED IN VOLUME 881, PAGE 703 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBE BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 10" creosote fence corner post in the northeast line of that tract described as 272.24 acres in a deed from the Estate of Thomas Chambless Johnson, III to Jim R. Smith dated March 12, 1997 and recorded in Volume 1326, Page 279 of the Hays County Official Public Records at the common south corner of the Mohnke tract and the west corner of that tract described as 225 acres in a deed from Corinda Crews Moeller to Moeller Family Limited Partnership dated July 17, 1995 and recorded in Volume 1164, Page 164 of the Hays County Official Public Records;

THENCE leaving the PLACE OF BEGINNING as shown on that plat numbered 25260-02-c dated May 21, 2002 as prepared for Aubrey Mohnke by Byrn & Associates, Inc. of San Marcos, Texas with the common occupied southwest line of the Mohnke tract and the northeast line of the Smith tract, as fenced, N 40° 15' 25" W (this being the Bearing Basis for this description) 250.01 feet to a ½" iron rod set for the west corner of this description, from which a 10" cedar post found at the north corner of the Smith tract bears N 40° 15' 25" W 1582.80 feet;

THENCE leaving the common southwest line of the Mohnke tract and the northeast line of the Smith tract, crossing the Mohnke tract, N 50° 10' 22" E 2333.15 feet to a calculated point in the common northeast line of the Mohnke tract and the easterly southwest line of that tract described as 225.25 acres in a deed from Miller Lake Joint Venture to Glenn Ray Pape dated July 10, 1991 and recorded in Volume 881, Page 692 of the Hays County Official Public Records for the north corner of this description, pass at 418.07 feet, 836.14 feet, 1254.15 feet, 1672.28 feet and 1772.28 feet ½" iron rods set;

THENCE with the common northeast line of the Mohnke tract and the southwest line of the Pape tract, S 46° 20' 26" E 254.42 feet to a pipe post in the northwest line of the Moeller tract for the common east corner of the Mohnke tract and the easterly south corner of the Pape tract;

THENCE with the common occupied southeast line of the Mohnke tract and the northwest line of the Moeller tract, as fenced, the following three courses:

1. S 50° 18' 42" W 1144.92 feet to a 4" cedar post for an angle point,

EXHIBIT "C"

2. S 50° 13' 26" W 758.22 feet to a burnt 4" cedar post for an angle point, pass at 37.54 feet a ½" iron rod found with an aluminum cap stamped "Byrn Survey", and

3. S 50° 05' 15" W 457.00 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 13.49 acres, more or less, of land area as prepared from public records and a survey made on the ground on May 21, 2002 by Byrn & Associates, Inc. of San Marcos, Texas. All ½" iron rods set are capped with a plastic cap stamped "Byrn Survey".

Kyle Smith, R.P.L.S. #5307

Filed for Record in:
Hays County
On: May 04,2004 at 12:57P
Document Number: 04012507
Amount: 28.00
Receipt Number - 100400
By,
Lynn Curry, Deputy
Lee Carlisle, County Clerk
Hays County

CLIENT: Mohnke, A.
DATE: May 21, 2002
SURVEY: Blanton, Wm. No. 4, A-59
Blanton, Wm. No. 5, A-60
COUNTY: Hays, Texas
JOB NO.: 25260-02
FND13.49

EXHIBIT "C"