

BOOK 427 PAGE 784  
1289

7807 W Hwy 84  
348.12 Acres

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

### **WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** July 2, 2008

**Grantor:** 427 OAK HILL RANCH, LLC

**Grantor's Mailing Address (including county):** 5984 North Highway 6  
Waco, McLennan County, Texas 76712

**Grantee:** HK ENTERPRISES, LTD.

**Grantee's Mailing Address (including county):** P. O. Box 23548  
Waco, McLennan County, Texas 76702

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and a note of even date in the principal amount of [REDACTED] executed by Grantee, payable to the order of Compass Bank. The Note is secured by a vendor's lien retained in this deed and a deed of trust of even date from Grantee to Scott P. Ridgway, Trustee for the benefit of Compass Bank.

**Property (including any improvements):**

- a) All that certain 348.12-acre tract of land, being 3.51 acres in the James P. Gorman Survey, A-285, and 344.61 acres in the John F. Stockton Survey, A-769, in Hamilton County, Texas, and being a part of that certain 394.60 acre tract described in deed from Billie Meadows to Walter Weaver, et ux Peggy Weaver, dated July 25, 1967, and recorded in Volume 200, page 335 of the Deed Records of Hamilton County, Texas, and being more particularly described on Exhibit "A," attached hereto and incorporated herein.
- b) All that certain 59.56-acre tract of land, being 20.25 acres in the James P. Gorman Survey, A-285, and 39.31 acres in the John F. Stockton Survey, A-769, in Hamilton County, Texas, and being a part of that certain 394.60 acre tract described in deed from Billie Meadows to Walter Weaver, et ux Peggy Weaver, dated July 25, 1967, and recorded in Volume 200, page 335 of the Deed Records of Hamilton County, Texas, and being more particularly described on Exhibit "B," attached hereto and incorporated herein.

- c) All of Grantor's current rights to lease the mineral estate.

**Reservations from Conveyance:**

For Grantor and Grantor's successors and assigns forever, an undivided one-half (1/2) of all of Grantor's right, title, and interest in and to all oil, gas, and other minerals in and under and that may be produced from the Property.

**Exceptions to Conveyance and Warranty:**

All restrictions, covenants, conditions, reservations, leases, easements, ad valorem or rollback taxes, and rights-of-way relating to the Property, only to the extent that the same are still in effect and shown of record in Hamilton County, Texas, or can be determined from a careful examination of the Property on the ground, and all zoning laws, regulations, and ordinances of municipal and other governmental authorities, only to the extent that the same are still in effect and relate to the Property.

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 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 conveyance and exceptions to conveyance and warranty, when the claim is by, through, and under Grantor, but not otherwise.

Compass Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the first lien note described. This is a first, prior, and superior lien on the property. The vendor's lien against and superior title to the property are retained for the benefit of Compass Bank and are transferred to that party without recourse on Grantor.

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

427 OAK HILL RANCH, LLC, a Texas  
limited liability company

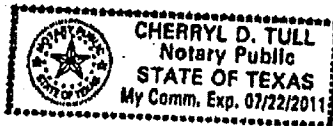
By: 

MARK OWEN, Manager

THE STATE OF TEXAS       §  
                                     §  
COUNTY OF McLENNAN     §

THIS INSTRUMENT was acknowledged before me on the 2nd day of July, 2008, by  
MARK OWEN, Manager of 427 Oak Hill Ranch, LLC, a Texas limited liability company.

Cherryl D. Tull  
Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF  
AND, AFTER RECORDING, RETURN TO:

John Burleson, Esq.  
Pakis, Giotes, Page & Burleson, P.C.  
Post Office Box 58  
Waco, Texas 76703-0058  
(254) 297-7300

Kenneth D. Leatherwood  
Registered Professional Land Surveyor

384 PR 829  
Stephenville, Texas 76401

Phone 254 968 5539  
Fax 254 968 6960

Land Description

State of Texas:  
County of Hamilton:

All that certain 348.12 acre tract of land, being 3.51 acres in the James P. Gorman Survey, A - 283, and 344.61 acres in the John F. Stockton Survey, A-769, in Hamilton County, Texas, and being a part of that certain 394.60 acre tract described in deed from Billie Meadows to Walter Weaver, et ux Peggy Weaver, dated July 25, 1967, and recorded in volume 200, page 335 of the deed records of Hamilton County, Texas, and described as follows:

**EXHIBIT "A"**

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Beginning at a 2" pipe post at the occupied southeast corner of the said 394.60 acre tract, the northeast corner of a 6.3 acre tract three and in the west line of a 112.27 acre tract one described in deed from Willie G. Fickel to John W. Quenichet, et ux, recorded in volume 216, page 767 of the deed records of Hamilton County, Texas, the southeast corner of the John P. Stockton Survey, the northeast corner of the S.M. Parry Survey, A - 672, and the southwest corner of the Wm. Roles Survey, A - 1489, for the southeast corner of this tract:

Thence S 70° 07' 13" W, along a fence and the south line of the said 394.60 acre tract, 2307.29' to a capped 3/8 iron rod set at a fence corner post at the occupied southwest corner of the said 394.60 acre tract, the southeast corner of a 172 acre tract described in deed from Karen Black Alexander to Harvey Black, Jr. & Rickey Lynn Black, dated August 4, 2006, and recorded in volume 404, page 852 of the deed records of Hamilton County, Texas, for the southwest corner of this tract:

Thence N 20° 01' 55" W, along a fence and the west line of the said 394.60 acre tract, 3123.96' to a 2" pipe post found at the northeast corner of the said 172 acre tract, for a corner of this tract:

Thence S 75° 58' 36" W, along a fence and the south line of the said 394.60 acre tract, 834.03' to a capped 3/8 iron rod set at a fence corner post:

Thence S 62° 56' 46" W, along a fence and the south line of the said 394.60 acre tract, 881.27' to a 2" pipe fence corner post, for a southwest corner of this tract:

Thence N 20° 34' 28" W, along the west line of the said 394.60 acre tract, 238.66' to a 3/8 iron rod found at the occupied southeast corner of the Hurst Ranch Cemetery, for a corner of this tract:

Thence N 19° 51' 37" W, along the west line of the said 394.60 acre tract, 571.98' to a 3/8 iron rod found at the northeast corner of the Hurst Ranch Cemetery:

Thence S 78° 49' 14" W, along a fence, 660.05' to a 3/8 iron rod found in the east line of Hamilton County Road No. 533, at most westerly southwest corner of the said 394.60 acre tract, for the most westerly southwest corner of this tract:

Thence N 28° 36' 30" W, along the west line of the said 394.60 acre tract and the east line of Hamilton County Road No. 533, 148.87' to a capped 3/8 iron rod set at a fence corner post:

Thence N 19° 39' 05" W, along the west line of the said 394.60 acre tract and the east line of Hamilton County Road No. 533, 1030.41' to a concrete highway monument in the south right of way of Highway No. 84, for the northwest corner of this tract:

Thence along the south right of way of Highway No. 84 as follows:

N 24° 22' 34" E, 71.95' to a concrete monument:

N 69° 31' 50" E, 168.49' to a concrete monument:

N 79° 23' 00" E, 3171.94' to a concrete monument:

**EXHIBIT "A"**

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S 79° 13' 31" E, 108.20':

N 79° 23' 00" E, 699.25' to a concrete monument:

N 58° 00' 05" E, 108.34':

And N 79° 23' 00" E, 914.28' to the intersection of the south right of way of Highway No. 84 and the center of the Lampasas River, in the east line of the said 394.60 acre tract, for the northeast corner of this tract:

Thence S 12° 55' 27" E, along the center of the Lampasas River, 350.18' to a corner of the said 394.60 acre tract, and in the north line of a 341 1/4 acre tract described in deed from Elco Waddell to Marsa E. Poe, dated March 12, 1990, and recorded in volume 276, page 23 of the deed records of Hamilton County, Texas, for a southeast corner of this tract:

Thence S 70° 27' 00" W, along the north line of the said 341 1/4 acre tract, at 36.47' pass a capped 3/8 iron rod set on the west bank of the Lampasas River, continuing partly along a fence, 379.68' to a capped 3/8 iron rod set at a fence corner post at the occupied northwest corner of the said 341 1/4 acre tract and a corner of the said 394.60 acre tract:

Thence S 19° 33' 08" E, along the east line of the said 394.60 acre tract and the east line of the Stockton Survey, crossing and recrossing a fence, 4114.14' to the point of beginning and containing 348.12 acres of land.

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on 9 January 2008.