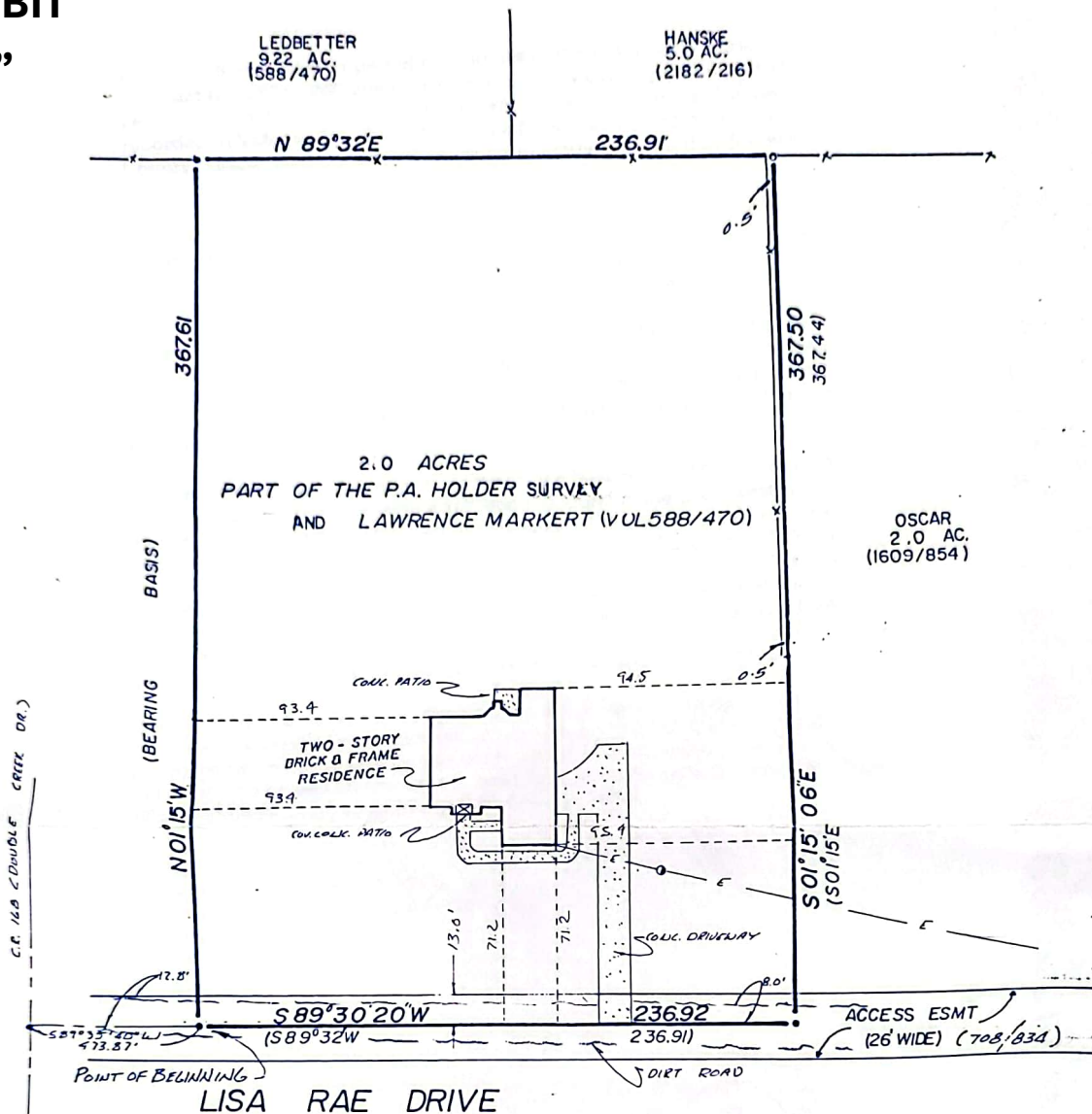


EXHIBIT

"A"



Note: The following Electric line easements recorded in Deed Records, Williamson County, Texas, do not affect subject property except for possible ingress/egress rights: Volume 524, Page 124, Volume 544, Page 749, Volume 558, Page 90, and Volume 715, Page 324.

Note: Subject to easement granted to James Prosise, recorded in Volume 583, Page 478, Deed Records, Williamson County, Texas.

Note: Subject to perpetual right-of-way easement recorded in Volume 708, Page 834, Deed Records, Williamson County, Texas.

Note: Subject to terms and provisions recorded in Volume 1609, Page 866, Official Records, Williamson County, Texas.

Note: Subject to restrictive covenants of record as recorded in Vol. 674, Pg. 63, Deed Records of Williamson County, Texas.

I, Donald M. Cookston, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to
Stewart Title Guaranty Company, Momentum Mortgage Group, Inc.

that this survey was this day made on the ground of the property described hereon (and/or by metes and bounds on attached sheet) and is correct and that there are no visible encroachments, except as shown hereon; and I do further certify that, except as noted hereon, there are no overlapping of improvements, there are no discrepancies or conflicts in the boundary lines, there is no visible evidence of utility lines or rights-of-way on the ground, and the subject property has access to and from a dedicated roadway.

2.00 acres of land, more or less, out of the P.A. Holder Survey, Abstract No. 297 in Williamson County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Witness my hand and seal this 14th day of August, 1995.

Owner: Alas

Updated 8/28/97
Final Survey

Address: 11 Lisa Rae Drive, Round Rock Texas

GF No. 97036178 AD

COOKSTON & ASSOC.
SURVEYING & MAPPING
514 McNeil Road, Suite 208 - Austin, Texas 78758
Office: (512) 837-9441 - FAX: (512) 837-9581



SCALE: 1" = 50'

LEGEND
• IRON ROD FOUND
○ IRON ROD SET
○ PIPE FOUND
△ NAIL FOUND
-W- WOOD FENCE
-W- WINE FENCE
-C- CHAIN LINK FENCE
P.U.E. PUBLIC UTILITY ESMT.
D.E. DRAINAGE ESMT.
R.L. BUILDING LINE
○ POWER POLE
-E- OVERHEAD ELEC. LINE
-D- DOWN GUY
(BKG.-DIST.) RECORD CALL

updated 7/26/96

Donald M. Cookston
Registered Professional Land Surveyor, No. 4733

EXHIBIT "A"

Being a 2.0 acre tract or parcel of land out of the P.A. Holder Survey, Abstract No. 297 in Williamson County, Texas, being a portion of that certain tract of land conveyed to Lawrence H. Markert, et. ux., by Deed recorded in Volume 588, Page 470 of the Deed Records of Williamson County, Texas, said tract being more particularly described as follows:

Beginning at a 1/2" iron rod found in the centerline of a 26 foot access easement for the Southwest corner of the herein described tract, from which a 1/2" iron rod found on the East line of County Road 168 (Double Creek Drive), same being the West line of said Markert Tract, bears S 89° 35' 40" W, 473.87 feet;

Thence N 01° 15' 00" W (BEARING BASIS), along the West line of the herein described tract for a distance of 367.61 feet to a 1/2" iron rod found in fence line on the North line of said Markert Tract, same being the South line of that certain Robert Ledbetter 9.22 acre tract recorded in Volume 588, Page 470 of the Deed Records of Travis County, Texas;

Thence N 89° 32' 00" E, along the common line between said 9.22 acre tract and said Markert Tract, passing a 1/2" iron rod found at the Southwest corner of that certain Hanske 5.00 acre tract at a distance of 129.33 feet, said Hanske Tract being recorded in Volume 2182, Page 216, Official Records of Williamson County, and continuing along the common line between said Hanske Tract and said Markert Tract for a total distance of 236.91 feet to a 1/2" iron rod found by fence corner post for the Northeast corner of the herein described tract, same being the Northwest corner of that certain Oscar 2.0 acre tract recorded in Volume 1609, Page 854, Official Records of Williamson County, Texas;

Thence S 01° 15' 06" E, along the common line between said Oscar 2.0 acre tract and the herein described tract for a distance of 367.50 feet to a 1/2" iron rod found for the Southeast corner of the herein described tract, same being on the centerline of said 26 foot access easement as recorded in Volume 708, Page 834 of the Deed Records of Williamson County, Texas;

Thence S 89° 30' 20" W (Call S 89° 32' W) along the centerline of said 26 foot wide access easement for a distance of 236.92 feet to the POINT OF BEGINNING of the herein described tract and containing 2.0 acres of land, more or less.

COOKSTON & ASSOC.
SURVEYING & MAPPING
15608 Spring Hill Lane, Suite 110 - Pflugerville Texas 78664
Office: (512) 252-9737 - FAX: (512) 252-9533



Donald M. Cookston 8/28/97
Donald M. Cookston
Registered Professional Land Surveyor, No. 4733

GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY

DOCN 9661390

DOCN 9660747

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT GREGORY L. KEITH & WENDY L. KEITH

(hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by

JOSE ALAS, GLADYS ALAS

whose address is

LISA RAE DRIVE

LOT 11 DOUBLE CREEK DRIVE, ROUND ROCK, TX 78664

(hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of

Ten Thousand Two Hundred One and 62/100

(\$ 10,201.62)

payable to the order of NATIONSBANK OF TEXAS, N.A.

(hereinafter referred to as "BENEFICIARY") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith of said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable to monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to

MICHAEL F HORD

Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL, and CONVEY unto the said Grantees herein the following described property, together with all improvements thereon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved 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.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors, and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns."

Executed on this the 6th August 1996

X

GREGORY L. KEITH

X

WENDY L. KEITH

X

X

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on AUGUST 6, 1996

by GREGORY L. KEITH and WENDY L. KEITH

RETURN TO:

JOSE ALAS
GLADYS ALAS
LOT 11 DOUBLE CREEK DRIVE, ROUND ROCK, TX 78664SUSAN PATTERSON
Notary Public, State of Texas
My Commission Expires
FEB. 1, 2000

Notary Public, State of Texas

Notary's name printed

My commission expires:



CERTIFIED TO BE A TRUE AND
CORRECT COPY
NANCY E. RISTER, County Clerk
Williamson County
Page 1 of 3

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

EXHIBIT "A"

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE P. A. HOLDER LEAGUE IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO LAWRENCE M. MARKERT, ET UX, BY DEED RECORDED IN VOLUME 388, PAGE 470 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND MEASURES AS FOLLOWS:

BEGINNING for reference at an iron pin found at the Southwest corner of the said Markert Tract, same being the Northeast corner of the intersection of 2 county roads;

THENCE with the West line of the said Markert Tract, same being the East line of a county road, N 01° 13' W for a distance of 919.02 feet to an iron pin found for an angle point;

THENCE N 89° 32' E for a distance of 473.82 feet to an iron pin set for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE with the North line of the herein described tract, N 89° 32' E for a distance of 336.91 feet to an iron pin set for the Northeast corner hereof;

THENCE with the East line of the herein described tract, S 01° 13' E for a distance of 367.44 feet to an iron pin set for the Southeast corner hereof;

THENCE with the South line of the herein described tract, S 89° 32' W for a distance of 336.91 feet to an iron pin set for the Southwest corner hereof;

THENCE with the West line of the herein described tract, N 01° 13' W for a distance of 367.44 feet to the PLACE OF BEGINNING and containing 2.00 acres of land, more or less.

Along with a 26 foot wide access easement for the purposes of ingress and egress.

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.

Page 1 of 1

CERTIFIED TO BE A TRUE AND
CORRECT COPY



NANCY E RISTER, County Clerk
Williamson County

Page 2 of 3

EXHIBIT "B"

26 FOOT ACCESS EASEMENT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE P. A. HOLDER LEAGUE IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT SAME TRACT OF LAND AS CONVEYED TO LAWRENCE H. MARKERT, ET. UX., BY DEED RECORDED IN VOLUME 388, PAGE 470 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING A 26 FOOT ACCESS EASEMENT WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake found at the Southwest corner of the said Markert Tract, being at the intersection of two county roads;

THENCE with the West line of the said Markert Tract and the East line of a county road, N 01° 15' W for a distance of 551.58 feet to an iron stake at the intersection of the centerline of the said 26 foot access easement with the East r.o.w. line of the said county road for the most Westerly corner and PLACE OF BEGINNING hereof;

THENCE with the centerline of the said 26 foot access easement, N 89° 32' E for a distance of 770.73 feet to a point of termination and from which point an iron stake found in the East line of the said Markert Tract bears N 89° 32' E for a distance of 177.55 feet.

Doc# 9641390
Pages: 3
Date : 08-08-1996
Time : 03:40:39 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 13.00

RECORDERS MEMORANDUM

All or parts of the text on this page was clearly legible for satisfactory recording.

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recording.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
This is to certify that this document was FILED and
RECORDED in the Official Public Records of
Williamson County, Texas on the date and time
stamped thereon.



ELAINE BIZZELL
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Doc# 9660747
Pages: 2
Date : 11-18-1996
Time : 03:38:46 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 11.00

Page 1 of 1

CERTIFIED TO BE A TRUE AND
CORRECT COPY



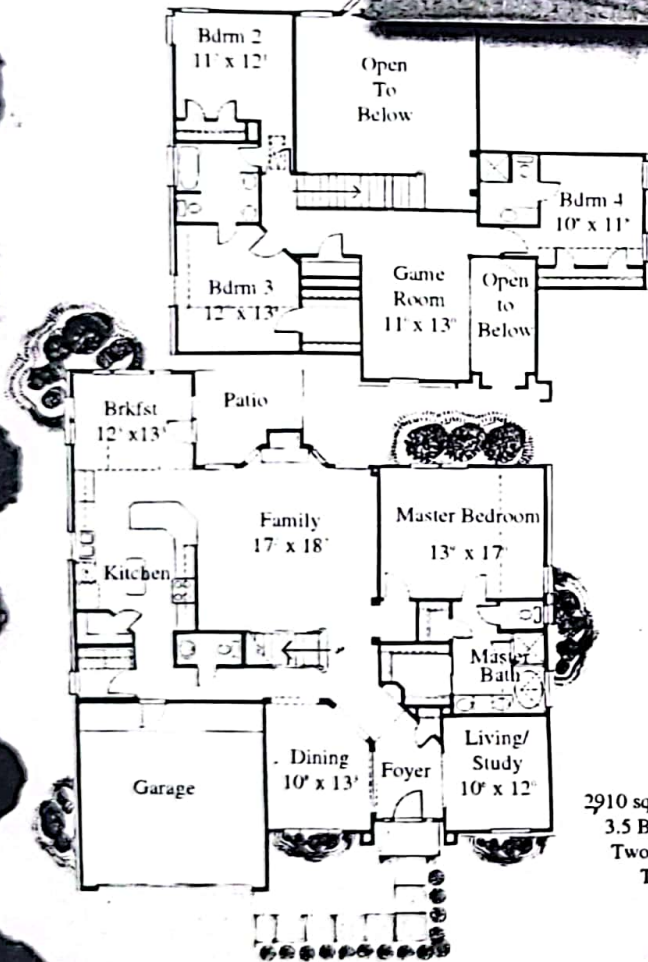
NANCY E RISTER, County Clerk
Williamson County

Page 3 of 3



Return to:
Title Agency of Austin
1717 IR 35 North
Suite 150
Round Rock, TX 78664
GF# 95037257-7

THE RIO GRANDE II



2910 sq ft, 4/5 Bedroom,
3.5 Bath, Two Story,
Two/Three Living,
Two Dining



This version retains the first-floor layout of the elegant Rio Grande, with the private master suite, dramatic fireplace, and large breakfast nook. For those families needing additional space, the second floor has been expanded to include three bedrooms, with baths that are accessible off the bedrooms, and a game room.

**PALMER
HOMES**

