

GF# TX04-507125-AU10

Notice of Confidentiality rights: if you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

GENERAL WARRANTY DEED

DATE: February 23, 2005

GRANTOR: Kyle Commercial Group, Ltd , a Texas limited partnership

GRANTOR'S MAILING ADDRESS. 3120 Above Stratford Place, Austin, Travis County, Texas 78746

GRANTEE: Center Street Village, LP, a Texas limited partnership

GRANTEE'S MAILING ADDRESS. 1406 Camp Craft Road, Ste 212, Austin, Travis County, Texas 78746

CONSIDERATION

\$10 00 and other valuable consideration, receipt of which is hereby acknowledged, and for the payment of which, no lien, either express or implied, is herein retained

PROPERTY (including improvements).

Lots 1, 2, 4, 5, 6, 7, 9, 10 and 11, Block A, Center Street Village, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 12, Page 72, Plat Records of Hays County, Texas

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments and easements, if any, affecting the above-described property that are valid, existing and properly of record, and subject further to taxes for the year 2005 and subsequent years.

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 to hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns 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 and exceptions to conveyance and warranty

\$18.00

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

Kyle Commercial Group, Ltd., a Texas limited partnership

By Kyle Commercial Group, Inc , a Texas corporation, its
General Partner

By *Joe Mooney*
Joe Mooney, Director

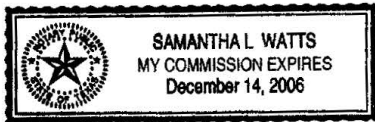
Acknowledgement

STATE OF Texas
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Joe Mooney, Director of Kyle Commercial Group, Inc., a Texas corporation, General partner of the partnership of Kyle Commercial Group, Ltd , a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same is the act of Kyle Commercial Group, Ltd., a Texas limited partnership, and that he executed the same as Director of its General Partner and as the act of such limited partnership and for the purposes and consideration expressed in the foregoing instrument

Given under my hand and seal of office on February 23rd, 2005.

Samantha L. Watts
Notary Public, State of Texas



After recording, return to:
Center Street Village, LP
1406 Camp Craft Road, Ste. 212
Austin, Texas 78746

Filed for Record in:
Hays County
On: Feb 23, 2005 at 12:22P
Document Number: 05004915
Amount: 16.00
Receipt Number - 119273
By:
Terry Kleen, Deputy
Lee Carlisle, County Clerk
Hays County