

KNOW ALL MEN BY THESE PRESENTS:

That SOUTH MUSTANG LIMITED PARTNERSHIP, an Oklahoma Limited Partnership, hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of FAWN VALLEY II, an addition to the City of Oklahoma City, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of FAWN VALLEY II, an addition to the City of Oklahoma City, Canadian County, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, and it does hereby dedicate all streets and easements as shown on said annexed plat to the use of the public for public highways, streets, drainage, and utility easements for their heirs, executors, administrators, successors, and assigns forever, and shall cause the same to be released from all encumbrances so that title is clear.

In witness whereof the undersigned has caused this instrument to be executed on this 11 day of September, 1997.

ATTEST: SOUTH MUSTANG LIMITED PARTNERSHIP,

Secretary: [Signature] President, South Mustang, Inc. General Partner

STATE OF OKLAHOMA ) ) SS COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of September, 1997, personally appeared [Signature] to me known to be the identical person who subscribed, as President of SOUTH MUSTANG, INC., General Partner, SOUTH MUSTANG LIMITED PARTNERSHIP, and who duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said corporation.

My Commission Expires: Dec. 2, 2000 [Signature] Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of FAWN VALLEY II, an addition to the City of Oklahoma City, Oklahoma, is vested in SOUTH MUSTANG LIMITED PARTNERSHIP, an Oklahoma limited Partnership, and on the 11th day of September, 1997, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, that the taxes are paid for the year of 1996 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages or easements of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 11th day of September, 1997.

ATTEST: WARRANTY TITLE & ABSTRACT, Inc.

By: [Signature] Assistant Secretary Vice President

STATE OF OKLAHOMA ) ) SS COUNTY OF CANADIAN )

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of September, 1997, personally appeared [Signature] to me known to be the identical Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

My Commission Expires: 3-7-99 [Signature] Notary Public

CERTIFICATE OF CITY CLERK

[Signature], City Clerk of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unreturned installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of FAWN VALLEY II, an addition to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 30 day of September, 1997.

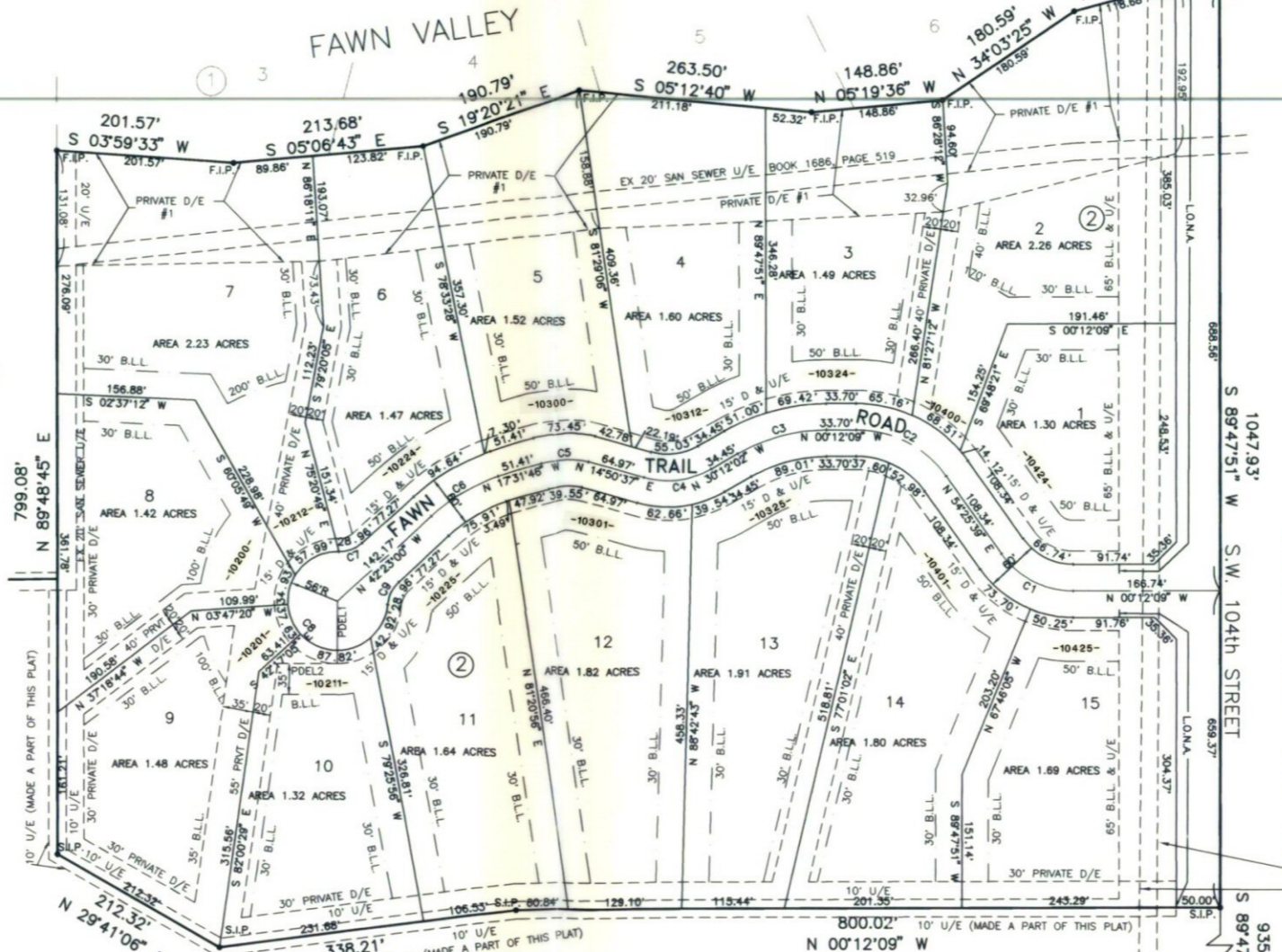
[Signature] City Clerk

OKLAHOMA CITY/COUNTY HEALTH DEPARTMENT

The Oklahoma City/County Health Department hereby certifies that the plat is approved for construction of individual disposal systems and individual water wells, on this 29th day of September, 1997.

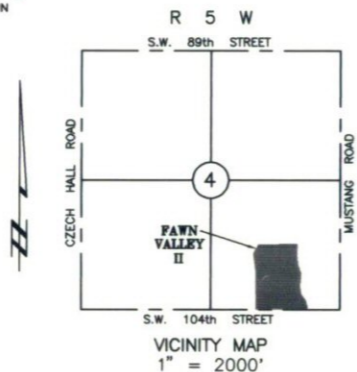
[Signature] #468 Oklahoma City/County Health Department

FINAL PLAT OF FAWN VALLEY II A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 5 WEST OF THE I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



UNDEVELOPED

LEGEND L.O.N.A. = LIMITS OF NO ACCESS F.I.P. = FOUND IRON PIN S.I.P. = SET IRON PIN



UNDEVELOPED

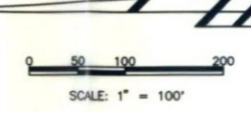


Table with columns: NUMBER, LENGTH, RADIUS, DELTA, CHD. LENGTH, CHORD BEARING. Lists curve data for C1 through C9.

SE COR., SE/4, SEC. 4, T 10 N, R 5 W, I.M.

672.24' S 89°47'51" W 1047.93' S 89°47'51" W 935.63' S 89°47'51" W 104th STREET

SW COR., SE/4, SEC. 4, T 10 N, R 5 W, I.M.

REGISTERED SURVEYOR'S CERTIFICATE

I, Bryan E. Coon, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of FAWN VALLEY II, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 9 day of September, 1997.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

[Signature] Bryan E. Coon Professional Land Surveyor #1276

STATE OF OKLAHOMA ) ) SS COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of September, 1997, personally appeared Bryan E. Coon, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: 08/22/2001 [Signature] Notary Public

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 1996 and prior years are paid on the annexed plat of FAWN VALLEY II, an addition to the City of Oklahoma City, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes. In witness whereof said County Treasurer has caused this instrument to be executed this 11th day of September, 1997.

[Signature] David T. Radcliff County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, Jeanne Jones, Chairman of the Planning Commission of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of FAWN VALLEY II, an addition to the City of Oklahoma City, Oklahoma at a meeting on the 28th day of May, 1997.

[Signature] Jeanne Jones Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City, that the annexed plat of FAWN VALLEY II, an addition to the City of Oklahoma City, Canadian County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Oklahoma City, this 30 day of September, 1997.

APPROVED by the Mayor of the City of Oklahoma City, this 30 day of September, 1997.

ATTEST: [Signature] City Clerk [Signature] Mayor

PLAT NOTES

- 1. All lots shown on this plat must be used only for single family residential development.
2. Maintenance of the private drainage easements and improvements shall be the responsibility of the Property Owners. No structures, storage of material, grading, fill, or other obstructions, including fences either temporary or permanent, shall be placed within the private drainage easements. Properly sized and constructed culverts can be placed in the private drainage easements other than private drainage easement #1 to allow driveway construction to dwellings.
3. All roofing in this addition shall be class "C" or better roofing material.
4. Each home must install a monitored smoke and fire detection system. The system must have one smoke/fire sensor for every 750 square feet of house with a minimum of four per house.
5. Any 30' shall remain free of any obstructions such as shrubs, trees, etc., only in the area between the walls of the primary structure and the property line.

FAWN VALLEY II PLAT BY: COON ENGINEERING, INC. CA 1179 EXP. 6-30-99 2832 W. WILSHIRE BLVD. OKLAHOMA CITY, OKLAHOMA 405-842-0363 CRT96138FD1

