

V. 1 / 34

STATE OF TEXAS

COUNTY OF BURNET I, A. M. GIBBS, Registered Professional Engineer in the State of Texas do hereby certify that the Map and Plat attached hereto of "ROYAL DALLS ESTATES - UNIT No. 5" in Llano County, Texas was prepared by me from an actual survey made on the ground; that the said map and plat is a true and correct delineation and representation of such sub-division and its component parts; that all corners are marked for identification; that the following description is the perimeter and acreage enclosed in each sub-division and is described as follows: Being 51.423 acres more or less out of the Simon Lea Survey No. 404 and 26.35 acres more or less out of the Santiago Paralle Survey No. 403 in Llano County, Texas and beginning at a fence corner at the southeast corner of the Simon Lea Survey No. 404 which is the northeast corner of the Antonio Flores Survey No. 403 and is the west line of the Santiago Paralle Survey No. 403; THENCE N 89-54 W with fence line as south line of Simon Lea Survey 2112 feet to a 2 1/8 inch steel stake for the southeast corner hereof; THENCE N 60-04 W with east line of a rananette subdivision 1643 feet to a 2 1/8 inch steel stake for the northeast corner hereof; THENCE N 89-54 W 3040.1 feet to a 2 1/8 inch steel stake for the southwest corner hereof; THENCE S 05-04 W 5742.7 feet to a 2 1/8 inch steel stake for the northwest corner hereof; THENCE S 05-04 W 1218.7 feet to a 2 1/8 inch steel stake for the southeast corner hereof in the fence line on south border hereof; THENCE N 89-54 W with said fence line 525 feet to place of beginning. Surveyed: June, July, 1965.

I, A. M. GIBBS, Registered Professional Engineer in the State of Texas do hereby certify, that the above statement and description is true and correct. Witness my hand and seal this the 3RD DAY OF AUGUST, 1965.



A. M. Gibbs P.E.
No. 5204

State of Texas I KNOW ALL MEN BY THESE PRESENTS: THAT MR. F. D. GLASS, JR., AND MAX COLLINS AND CLIFF ABALT BEING THE OWNER OF THE HEREIN DESCRIBED LAND ENCLOSED IN "ROYAL DALLS ESTATES - UNIT 5" in Llano County, Texas do hereby in all things except and accept the Map and Plat contained herein as the Official Map and Plat of said subdivision and do hereby dedicate the use of the streets, alleys and passageways shown thereon to the use of the public forever.

Witness my hand and seal this the 3 DAY OF August, 1965.

F. D. Glass, Jr.
F. D. GLASS, JR.
Max Collins
MAX COLLINS
Cliff Abalt
CLIFF ABALT

STATE OF TEXAS I BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, on this day personally appeared F. D. GLASS, JR., AND MAX COLLINS AND CLIFF ABALT, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS THE 3 DAY OF August, 1965.

W. E. Humphreys
Notary Public - Llano County, Texas

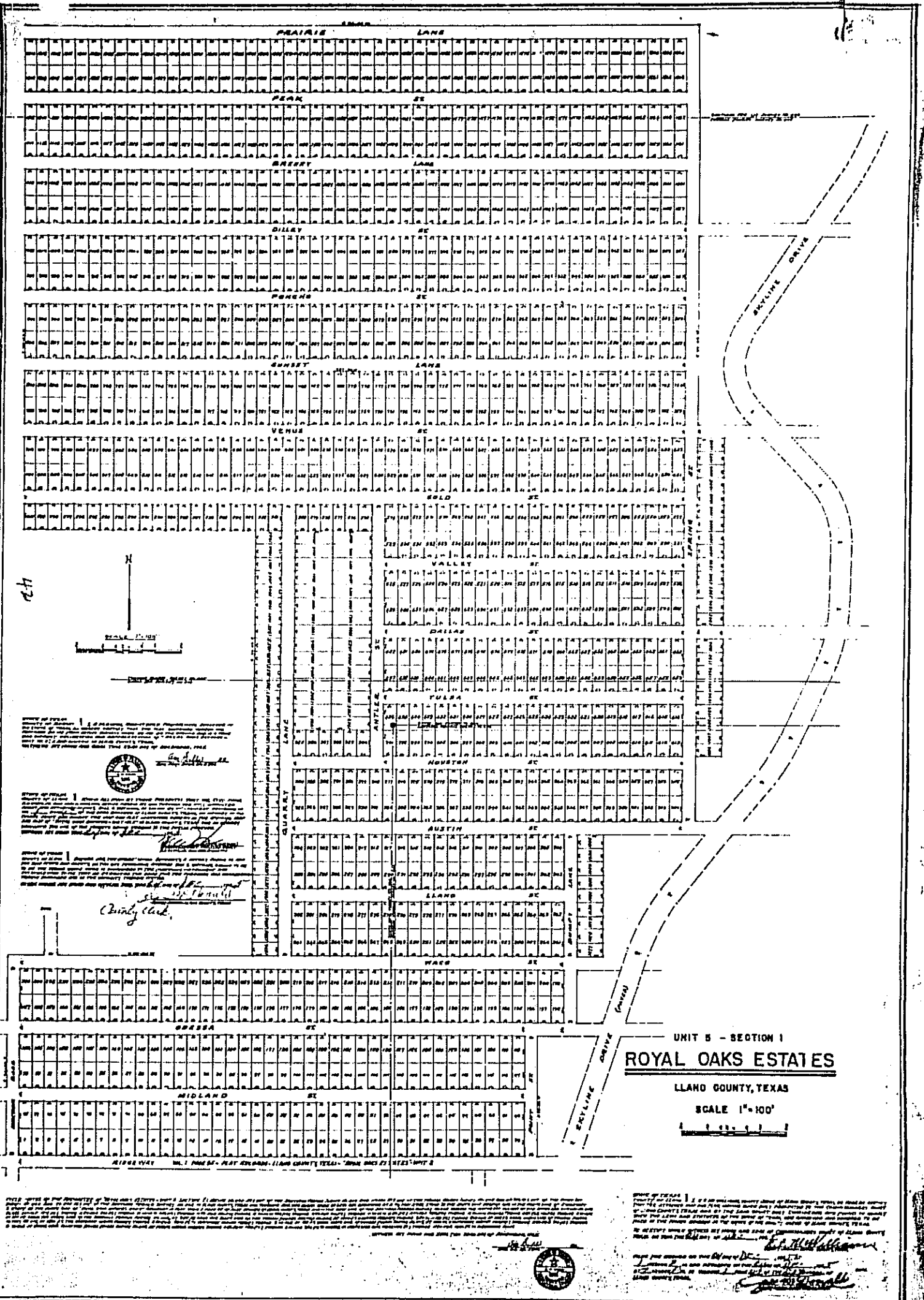
STATE OF TEXAS I, W. F. WILLIAMS, COUNTY JUDGE OF LLANO COUNTY, TEXAS DO HEREBY CERTIFY THAT THE MAP AND PLAT ENCLOSED HEREIN OF "ROYAL DALLS ESTATES - UNIT 5" IN LLANO COUNTY, TEXAS HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF LLANO COUNTY, TEXAS AND BY THE SAID COURT FULLY CONSIDERED AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS HAS ON THIS DAY APPROVED AND ORDERED TO BE FILED IN THE PUBLIC RECORDS OF THE COUNTY CLERK OF LLANO COUNTY, TEXAS. TO CERTIFY WHICH, I HAVE THIS DAY AFFIXED MY HAND ATTACHED BY THE SEAL OF THE COMMISSIONERS COURT OF LLANO COUNTY, TEXAS THIS THE 6 DAY OF August, 1965.

W. F. Williams
County Judge - Llano County, Texas

FILED FOR RECORD ON THIS THE 6 DAY OF August, 1965 AT 4:00 P.M. AND RECORDED IN VOLUME 1 PAGE 32 OF THE PUBLIC RECORDS OF LLANO COUNTY, TEXAS ON THIS THE 6 DAY OF August, 1965 AT 4:00 P.M.

W. E. Humphreys
County Clerk - Llano County, Texas





UNIT 5 - SECTION 1
ROYAL OAKS ESTATES
 LLANO COUNTY, TEXAS
 SCALE 1" = 100'

Vol. 1 Pg. 42

COUNTY OF LLANO ROYAL OAKS ESTATES

RANCHETTE SECTION-2

OWNERS
GALAXIE LAND CORPORATION
NOV. 1967

STATE OF TEXAS
COUNTY OF LLANO
NOV. 17, 1967

KNOW ALL MEN BY THESE PRESENTS, THAT GALAXIE LAND CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ACTING THROUGH BY AND THROUGH DULY AUTHORIZED VICE-PRESIDENT, HILL S. WATKINS OF LLANO COUNTY, TEXAS AND ALSO F.D. GLASS JR., ACTING HEREIN BY AND THROUGH HIS DULY AUTHORIZED AND APPOINTED ATTORNEY-IN-FACT, WILL S. WATKINS, DO HEREBY IN ALL THINGS ADMIT AND ACCEPT THE MAP AND PLAN SHOWN HEREON AS THE OFFICIAL MAP AND PLAN OF "ROYAL OAKS ESTATES RANCHETTE SECTION UNIT 5" SAID SUB-DIVISION AND THE OWNERS OF THE LANDS ENCLOSED IN SAID SUB-DIVISION IS A 70.978 ACRES OF THE MATIADO PERALTA SURVEY NO. 406 A-53) AND 5.00 ACRES OF THE THOMAS FLORES SURVEY NO. 405 A-21) IN LLANO COUNTY, TEXAS THAT SAID PARTITION TO BE THESE PRESENTS DELEGATE THE USE OF THE WORDS "AND PASSENGERS SHOWN HEREON TO THE USE OF THE PUBLIC HEREBY.

IN WITNESS WHEREOF, I HEREBY AFFIX HAND AND THE SEAL OF THE SAID CORPORATION ON THIS 17 DAY OF November A.D. 1967.

GALAXIE LAND CORPORATION

HILL S. WATKINS, VICE-PRESIDENT

F.D. GLASS JR., ATTORNEY-IN-FACT

WILL S. WATKINS, ATTORNEY-IN-FACT FOR F.D. GLASS JR.

STATE OF TEXAS
COUNTY OF LLANO
NOVEMBER 15, 1967

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS DAY PERSONALLY APPEARED HILL S. WATKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS PRESCRIBED TO THE FOREGOING INSTRUMENT AND RECOGNIZED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSEQUENCES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. THESE INSTRUMENTS BY HAND AND OFFICIAL SEAL OF SAID COUNTY OF LLANO, TEXAS, ON THIS 15 DAY OF November A.D. 1967.

NOTARY PUBLIC - LLANO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF LLANO
NOVEMBER 17, 1967

I, FIELD NOTES OF THE PERIMETER OF ROYAL OAKS ESTATES RANCHETTE SECTION-2, A SUBDIVISION IN LLANO COUNTY, TEXAS, BEING 89.978 ACRES IN THE MATIADO PERALTA SURVEY NO. 406 A-53) AND 5.00 ACRES OF THE THOMAS FLORES SURVEY NO. 405 A-21) IN LLANO COUNTY, TEXAS, BEING OUT OF ANY PART OF THAT BARE LANDS CONVERTED BY FRANK RANDELL AND F.D. GLASS JR. TO GALAXIE LAND CORPORATION OF RECORD IN 506.50 PAGE 144 COVERED OF THE RECORDS OF LLANO COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BEGINNING AT A SPIKE BY SOUTH GATE POST IN THE EAST LINE OF ANTIAN TRAIL WHICH BEARS S 13 13 E 50.7 FT. AND S 59 12 E 50.4 FT. FROM THE SE CORNER OF LOT NO. 47) OF ROYAL OAKS ESTATES, A PLAT OF WHICH IS OF RECORD IN VOL. 1 PAGE 10 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS:

THENCE WITH BEARS S 59 12 E 406.5 FT. TO SPIKE FOR MOST NORTHERN CORNER OF THIS SUB-DIVISION.

THENCE WITH EAST LINE OF RANCHETTE ROAD - 24 1/2 31 E 526.1 FT. TO SPIKE FOR INTERSECTION OF EAST LINE OF SAID RANCHETTE ROAD - 2 AND THE NORTH LINE OF BEELEY STREET.

THENCE ALONG SAID SOUTH LINE S 85 29 E 115.6 FT. - 3 TO 47 N 110.9 FT. - AND S 64 51 E 111.0 FT. TO SPIKE PIN PREVIOUSLY SET BY A.M. GIBBS R.P.C. NO. 5700 FOR THE SE CORNER OF LOT NO. 10) OF ROYAL OAKS ESTATES UNIT NO. 5.

THENCE CROSSING BEELEY STREET W 0 36 W 50.1 FT TO SPIKE PIN SET BY SAID A.M. GIBBS FOR THE SE CORNER OF LOT NO. 11) OF SAID ROYAL OAKS ESTATES UNIT 5.

THENCE ALONG NORTH LINE OF BEELEY STREET S 61 12 W 91.1 FT. TO SPIKE PIN IN STONE MOUND FOR WEST BOUNDARY SE CORNER OF A 10. ACRES TRACT, BEING A PART OF SAID UNIT 5.

THENCE WITH SOUTH LINE OF 10. ACRES N TO 47 W 211.7 FT. TO SPIKE PIN IN STONE MOUND SET BY SAID A.M. GIBBS FOR SE CORNER OF SAID 10. ACRES.

THENCE WITH EAST LINE OF SAME S 19 11 E 87.0 FT. TO SPIKE PIN IN STONE MOUND SET BY SAID A.M. GIBBS FOR SE CORNER OF SAID 10. ACRES AND SE CORNER OF SAID UNIT 5. IN ALL 111.7 FT. TO SPIKE PIN SET BY SAID A.M. GIBBS FOR THE SE CORNER OF SAID 10. ACRES.

THENCE WITH NORTH LINE OF SAME S 54 30 E 576.7 FT. A SPIKE PIN IN STONE MOUND FOR SE CORNER OF SAID 3. ACRES IN ALL 577.0 FT. TO SPIKE FOR MOST EASTERN CORNER OF THIS SUBDIVISION.

THENCE S 2 31 E 236.1 FT. TO SPIKE SOUTH FENCE LINE OF COUNTY ROAD TO SAID CORNER OF LLANO RIVER.

THENCE WITH SAID FENCE S 64 33 W 1157.8 FT. TO ANGLE POST AND S 85 46 W 14.5 FT. TO CORNER POST FOR THE SE CORNER OF ROYAL OAKS ESTATES (VOL 1 PAGE 10) PLAT RECORDS.

THENCE WITH EAST LINE OF SAME AS FOLLOWS: S 0 39 E 337.5 FT. - 3 30 W 61.9 FT. - 4 10 W 759.3 FT. - 5 04 E 714.6 FT. - 6 35 W 134.6 FT. AND S 19 13 W 654.1 FT. TO BEGINNING AND CONTAINING 75.978 ACRES.

I, R.H. LAMING REGISTERED PUBLIC SURVEYOR NO 1169 IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED BY ME FROM AN ACTUAL SURVEY MADE ON THE GROUND IN THE MONTH OF NOVEMBER 1967, THAT THE CORNERS, LINES AND BOUNDARIES ARE JUST AS I FOUND AND SET THEM ON THE GROUND, SHOW AND DESCRIBE THEM HEREON.

WITNESS MY HAND AND SEAL THIS 17 DAY OF NOVEMBER A.D. 1967

R.H. Laming
REGISTERED PUBLIC SURVEYOR NO. 1169 COUNTY SURVEYOR LLANO CO. TEXAS



STATE OF TEXAS
COUNTY OF LLANO
NOVEMBER 17, 1967

I, R.P. McWilliams, COUNTY JUDGE OF LLANO COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ATTACHED MAP AND PLAN OF "ROYAL OAKS ESTATES RANCHETTE SECTION 2" A SUBDIVISION IN LLANO COUNTY, TEXAS, AFTER HAVING DULY PRESENTED TO THE COMMISSIONERS COURT OF LLANO COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED AND FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS, WAS APPROVED FOR FILING IN THE PROPER RECORDS OF LLANO COUNTY, TEXAS.

TO TESTIFY WHEREIN THE UNDERSIGNED, AS COUNTY JUDGE OF LLANO COUNTY, TEXAS HEREBY AFFIX HIS HAND, AND TESTED BY THE SEAL OF THE COMMISSIONERS COURT OF LLANO COUNTY, TEXAS ON THIS 17 DAY OF November A.D. 1967.

R.P. McWilliams
R.P. McWilliams COUNTY JUDGE OF LLANO COUNTY, TEXAS

FILED FOR RECORD ON THE 5 DAY OF Dec 1967 AT 11:40 O'CLOCK P. M.
RECORDED IN VOL. 1 PAGE 72 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS.
ON THIS THE 5 DAY OF Dec A.D. 1967 AT 4 O'CLOCK P. M.

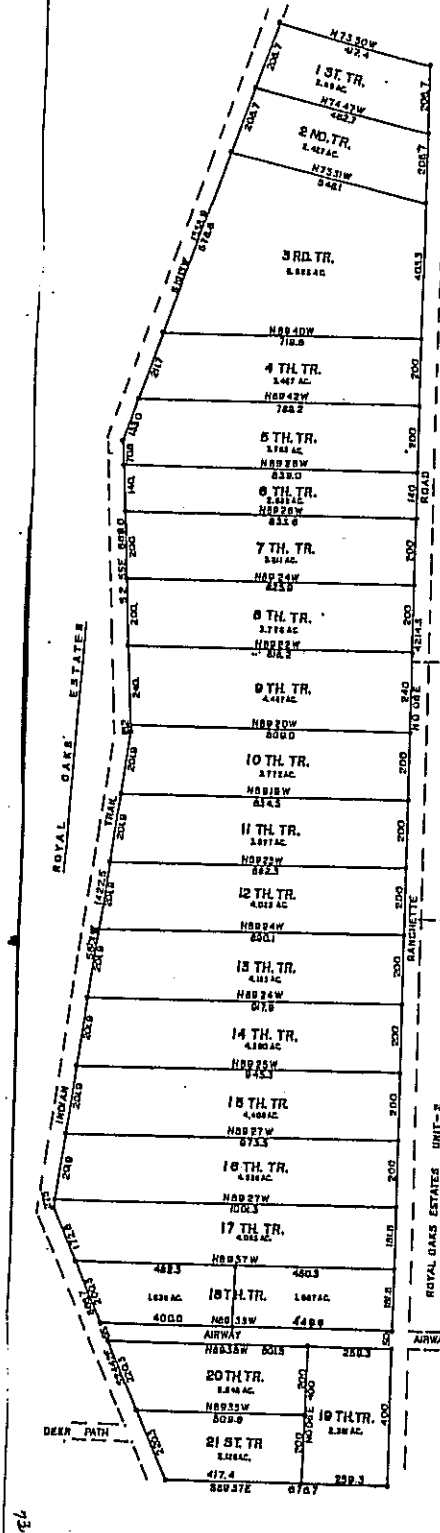
W. McDonald
County Clerk
Llano County, Texas

THERE IS HEREBY RESERVED A (10 FT.) UTILITY EASEMENT ALONG ALL LOT LINES,
POWER POLES TO BE SET A MINIMUM OF (1) ONE FT. INSIDE EASEMENT LINES.

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STATE OF TEXAS COUNTY OF LLANO ROYAL OAKS ESTATES

RANCHETTE SECTION-I
OWNERS,
GALAXIE LAND CORPORATION
DEC. 1967.



STATE OF TEXAS
COUNTY OF LLANO
DEC. 9, 1967

FIELD NOTES OF THE INSTRUMENT OF ROYAL OAKS ESTATES RANCHETTE SECTION I A SUBDIVISION IN LLANO COUNTY, TEXAS, BEING 76.349 ACRES OUT OF THE SIMON LUD SURVEY NO. 104 A - 177 IN LLANO COUNTY, TEXAS AND BEING PART OF SAID LAND CONVEYED BY FRANK BLEDA AND F.D. OLAS JR., TO GALAXIE LAND CORPORATION OF RECORD IN VOL. 50 PAGE 316 OF THE BOOK OF TRUST RECORDS OF LLANO COUNTY, TEXAS AND BEING INCORPORATED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIN IN THE SOUTHWEST CORNER OF SAID SIMON LUD SURVEY FOR THE SW CORNER OF THIS SUBDIVISION AND THE SE CORNER OF ROYAL OAKS ESTATES OF RECORD IN VOL. 1 PAGE 10 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS WHICH POINT BEARS S 89 37 E 616.7 FT. TO SPIKE IN THE WEST LINE OF SAID SIMON LUD SURVEY NO. 104 A - 177 FROM SE CORNER OF SAID SIMON LUD SURVEY NO. 104 A - 177 TO POINT WITH SAID SOUTH LINE OF SAID SIMON LUD SURVEY S 89 37 E 616.7 FT. TO SPIKE IN WEST LINE OF RANCHETTE ROAD FOR SE CORNER OF THIS SUBDIVISION AND SW CORNER OF ROYAL OAKS ESTATES UNIT 1.

THENCE WITH SAID RANCHETTE ROAD N 0 04 E 1714.3 FT. TO SPIKE IN STONE MOUND FOR THE NE CORNER OF THIS SUBDIVISION.

THENCE N 13 50 W 817.6 FT. TO SPIKE IN STONE MOUND IN EAST LINE OF INDIAN TRAIL, BEING WITH THE EAST BOUNDARY LINE OF ROYAL OAKS ESTATES VOL. 1 P 10 PLAT RECORDS.

THENCE WITH SAID LINE AS FOLLOWS: S 19 13 W 1310.2 FT. - S 2 25 E 867.0 FT. - S 8 01 W 1122.5 FT. AND S 24 43 E 842.7 FT. TO THE BEGINNING.

I, E. W. LAWRENCE, REGISTERED PUBLIC SURVEYOR NO. 1368 IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND FIELD NOTES WERE PREPARED BY ME FROM AN ACTUAL SURVEY MADE ON THE GROUND IN THE MONTH OF DECEMBER OF 1967, THAT THE CORNER LIMITS AND BOUNDARIES ARE JUST AS I FOUND AND SET THEM ON THE GROUND, SHOWN AND DESCRIBE THEM HEREON.

WITNESSED MY HAND AND SEAL THIS 9, TH DAY OF DECEMBER A.D. 1967

E. W. Lawrence
E. W. LAWRENCE, R.P.S., No. 1368



STATE OF TEXAS
COUNTY OF LLANO
DEC. 9, 1967

I KNOW ALL MEN BY THESE PRESENTS, THAT GALAXIE LAND CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS AND STATUTES OF THE STATE OF TEXAS, ACTING HEREIN BY AND THROUGH ITS SOLE AUTHORIZED VICE-PRESIDENT, BILL S. WATKINS OF LLANO COUNTY, TEXAS AND ALSO F.D. OLAS JR., ACTING HEREIN BY AND THROUGH HIS SOLE AUTHORIZED AND APPOINTED ATTORNEY - IN-FACT, BILL S. WATKINS, DO HEREBY IN ALL THINGS JUSTLY AND ACCORD TO THE MAP AND PLAT SHOW HEREON AS THE OFFICIAL MAP AND PLAT OF ROYAL OAKS ESTATES RANCHETTE SECTION I THAT SAID PARTIES ARE THE OWNERS OF THE LANDS UNBROKEN IN SAID SUBDIVISION IS A 76.349 ACRES SURVEYED IN THE SIMON LUD SURVEY NO. 104 A - 177 IN LLANO COUNTY, TEXAS THAT SAID PARTIES DO BY THESE PRESENTS DEDICATE THE USE OF THE STREETS, ROADS AND PASSWAYS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

IN WITNESS WHEREOF, I HEREBY AFFIX MY HAND AND SEAL OF THE SAID CORPORATION ON THIS THE 9 DAY OF DECEMBER A.D. 1967

GALAXIE LAND CORPORATION,

BY *Bill S. Watkins*
BILL S. WATKINS, VICE - PRESIDENT

ATTORNEY:
Bill S. Watkins
BILL S. WATKINS, ASSISTANT SECRETARY



IN WITNESS WHEREOF, I HEREBY AFFIX MY HAND AS ATTORNEY - IN-FACT FOR F.D. OLAS JR. ON THIS THE 9 DAY OF DECEMBER A.D. 1967

Bill S. Watkins
BILL S. WATKINS, ATTORNEY IN FACT FOR F.D. OLAS JR.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BILL S. WATKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SURNAMED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 9 DAY OF DECEMBER A.D. 1967

E. P. Roberts
E. P. ROBERTS, NOTARY PUBLIC



STATE OF TEXAS
COUNTY OF LLANO
DEC. 9, 1967

I, R. P. WATKINS, COUNTY CLERK OF LLANO COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ATTACHED MAP AND PLAT AND THE ACCOMPANYING FIELD NOTES AND THE ANNEX CERTIFICATE AND DEDICATION OF THE ROYAL OAKS ESTATES RANCHETTE SECTION I SUBDIVISION, HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF LLANO COUNTY, TEXAS AND BY SAID COURT DULY CONSIDERED, THAT ON THIS DAY APPROVED AND SAID MAP AND PLAT AND THE FIELD NOTES ACCOMPANYING THE SAME AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS IN THE OFFICE OF THE COUNTY CLERK OF LLANO COUNTY, TEXAS.

TO CERTIFY WHICH THE UNDERSIGNED, AS COUNTY CLERK OF LLANO COUNTY, TEXAS HEREBY AFFIX MY HAND AND ATTENTIVE BY THE SEAL OF THE COMMISSIONERS COURT OF LLANO COUNTY, TEXAS ON THIS THE 9th DAY OF Dec. A.D. 1967

R. P. Watkins
R. P. WATKINS, COUNTY CLERK LLANO CO., TEX.

FILED FOR RECORD ON THE 13 DAY OF Dec. 1967
AT 11 O'CLOCK A.M.
RECORDED IN VOL. 1 PAGE 73 OF THE PLAT RECORDS
OF LLANO COUNTY, TEXAS
ON THIS THE 13 DAY OF Dec. A.D. 1967
AT 11:30 O'CLOCK P.M.

R. P. Watkins
R. P. WATKINS, COUNTY CLERK LLANO CO., TEX.

Royal Oaks Estates Ranchette
Vol. 1
Pg. 73

STATE OF TEXAS COUNTY OF LLANO ROYAL OAKS ESTATES COUNTRY CLUB ADDITION UNIT THREE

STATE OF TEXAS
COUNTY OF LLANO
MARCH 11, 1949

PLAT AND FIELD NOTES OF THE PROMISER OF "ROYAL OAKS ESTATES COUNTRY CLUB ADDITION UNIT THREE" A BEING 77.248 ACRES LAYED AND BEING RETURNED IN THE SANITARIO PERALTE SURVEY NO. 408 AMST. NO. 505 IN LLANO COUNTY, TEXAS, BEING ONE OF AND PART OF THE SAME LATER CONVEYED BY FRANK RICHMOND AND F. J. JAMES, JR. TO GALAXIA LAND CORPORATION, OF DECEASED IN VOL. 50 PAGE 324 OF THE DEED OF TRUST RECORDS OF LLANO COUNTY, TEXAS, SAID SUBDIVISION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SPIKE IN PLACE FOR THE WEST LINE OF SAID SANITARIO PERALTE SURVEY NO. 408 AND BEING THE WEST CORNER OF SAID COUNTRY CLUB ADDITION UNIT TWO; A PLAT OF WHICH IS OF RECORD IN VOL. 1 PAGE 84 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS, SAID BEGINNING POINT BEARS S 3 1/2 W 1076.10 FT. FROM THE S.W. CORNER OF THE ALLEN LOG SURVEY NO. 404 AMST. NO. 417.

THENCE WITH PLATE, S 03 05 11 W 211.45 FT. AND S 03 16 00 W 111.48 FT. TO SPIKE IN 12 FT. POWER LINE;

THENCE WITH SAID POWER LINE S 08 23 E 149.73 FT. TO SPIKE IN WEST LINE OF SAID LINE DRIVE;

THENCE WITH SAID LINE S 06 00 E 53.11 FT. TO SPIKE FOR CORNER 1;

THENCE S 80 22 W 150.8 FT. TO SPIKE FOR CORNER 2;

THENCE S 06 00 E 277.30 FT. TO SPIKE FOR CORNER 3;

THENCE S 84 00 E 150.0 FT. TO SPIKE IN WEST LINE OF SAID LINE DRIVE;

THENCE WITH SAID LINE S 04 00 E 257.25 FT. TO A SOUTHWESTERLY LINE OF ROYAL OAKS ESTATES COUNTRY CLUB ADDITION UNIT ONE;

THENCE WITH SAID LINE S 45 00 00 W 1174.50 FT. AND W 0 30 E 1140.00 FT. TO STAKE PIN IN STONE MOUND FOR S.W. CORNER OF SAID COUNTRY CLUB ADDITION UNIT ONE; AND IN THE SOUTH LINE OF COUNTRY CLUB ADDITION UNIT TWO;

THENCE WITH SAID SOUTH LINE S 89 30 W 602.80 FT. TO THE BEGINNING AND CONTAINING 77.248 ACRES.

I, F. R. LAMMING, REGISTERED PUBLIC SURVIVOR NO. 1360 IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED BY ME FROM AN ACTUAL SURVEY MADE ON THE GROUNDS IN THE MONTH OF MARCH UNDER MY DIRECT SUPERVISION, THAT THE CORNERS, LINES AND BOUNDARIES ARE JUST AS I FOUND AND SET THEM ON THE GROUND, EACH AND DESCRIBED THEREIN;

WITNESSES BY HAND AND SEAL THIS 10 TH. DAY OF MARCH A.D. 1949

F. R. Lamm
F. R. LAMMING, P. S. S. NO. 1360



STATE OF TEXAS
COUNTY OF LLANO
MARCH 11, 1949

I, F. R. LAMMING, REGISTERED PUBLIC SURVIVOR NO. 1360 IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED BY ME FROM AN ACTUAL SURVEY MADE ON THE GROUNDS IN THE MONTH OF MARCH UNDER MY DIRECT SUPERVISION, THAT THE CORNERS, LINES AND BOUNDARIES ARE JUST AS I FOUND AND SET THEM ON THE GROUND, EACH AND DESCRIBED THEREIN;

WITNESSES BY HAND AND SEAL THIS 10 TH. DAY OF MARCH A.D. 1949

F. R. Lamm
F. R. LAMMING, P. S. S. NO. 1360

STATE OF TEXAS
COUNTY OF LLANO
MARCH 11, 1949

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WILL S. WATKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AS IN THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 14 TH. DAY OF April A.D. 1949

W. S. Watkins
WILL S. WATKINS, VICE - PRESIDENT

STATE OF TEXAS
COUNTY OF LLANO
MARCH 11, 1949

I, F. J. JAMES, JR., COUNTY CLERK OF LLANO COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ATTACHED MAP AND PLAT OF "ROYAL OAKS ESTATES ADDITION UNIT THREE" A SUBDIVISION IN LLANO COUNTY, TEXAS, AFTER HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF LLANO COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED AND FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS, WAS APPROVED FOR FILING IN THE PROPER RECORDS OF THE COUNTY CLERK'S OFFICE OF LLANO COUNTY, TEXAS;

TO CERTIFY WHICH THE UNDERSIGNED, AS COUNTY JUDGE OF LLANO COUNTY, TEXAS, DO HEREBY AFFIX MY SEAL AND SIGNATURE ON THIS 14 TH. DAY OF April A.D. 1949

F. J. James, Jr.
F. J. JAMES, JR., COUNTY CLERK OF LLANO COUNTY, TEXAS

FILED FOR RECORD ON THE 18 TH. DAY OF April 1949 BY 730 C/CLERK

R. S. ...

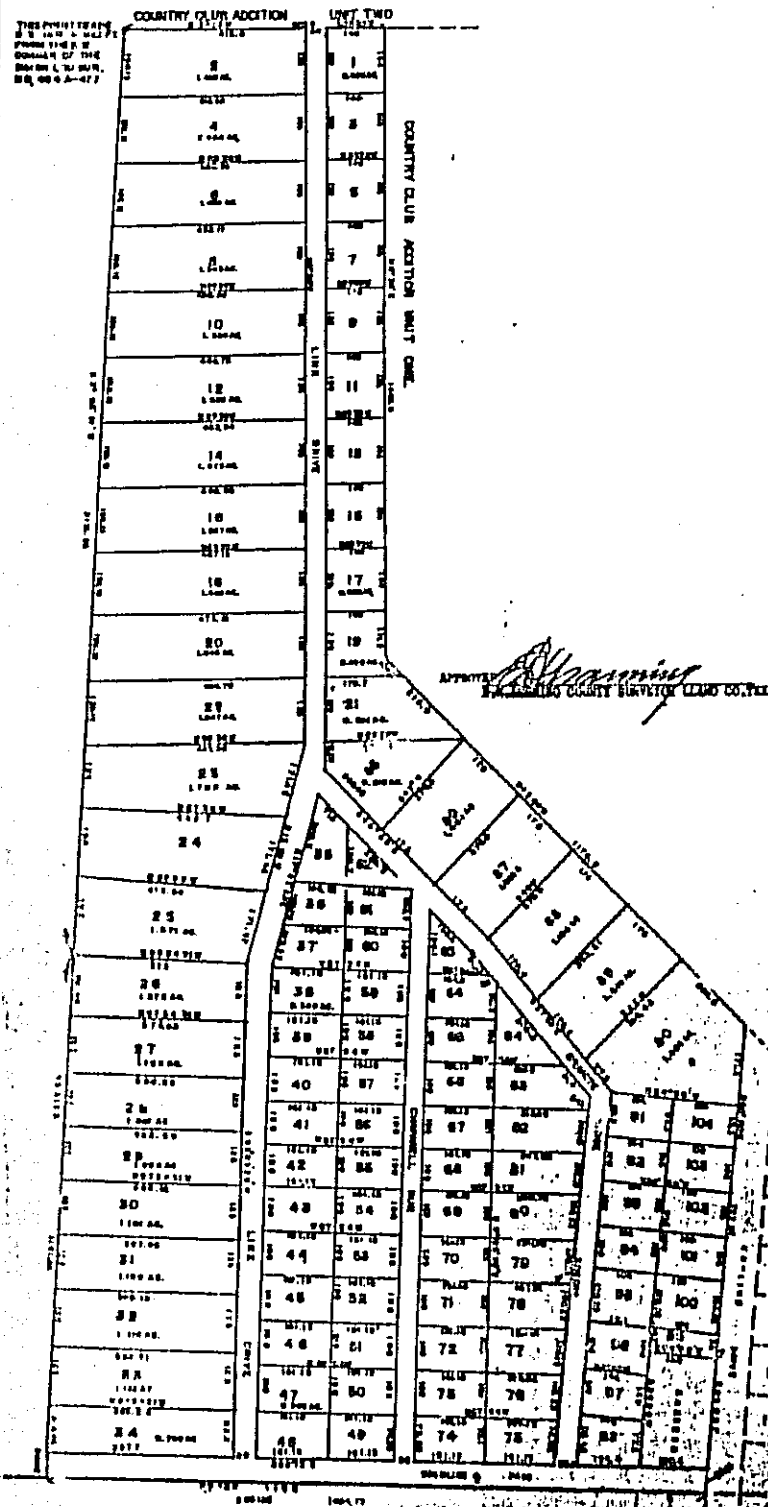
RECORDED IN VOL. 1 PAGE 85 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS ON THE 18 TH. DAY OF April 1949

SCALE 1" = 400 FEET
LASTING SURVEY RECORDS
LLANO COUNTY, TEXAS

APR 18 1949

[Signature]
COUNTY CLERK OF LLANO COUNTY, TEXAS

THERE IS KEPT IN RECORD, A 10 FT. WELLYN BARRIAGE ALONG ALL LOT LINES



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STATE OF TEXAS COUNTY OF LLANO ROYAL OAKS ESTATES UNIT-10

STATE OF TEXAS
COUNTY OF LLANO
JUNE 11, 1969

FIELD NOTES OF THE PERIMETER OF ROYAL OAKS ESTATES UNIT (10)
BEING A 16,656 ACRES SUBDIVISION OUT OF THE SANTIAGO PERALTA SURVEY NO. 406 ANST. 581 IN LLANO COUNTY, TEXAS;
BEING PART OF AND PART OF THAT CERTAIN LANDS CONVEYED BY FRANK REIDER AND F.O. GLASS JR. TO GALAXIE
LAND CORPORATION, OF RECORD IN VOL. 50 PAGE 104 OF THE DEED OF TRUST REPORTS OF LLANO COUNTY, TEXAS;
SAID PERIMETER BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A STEEL PIN SET BY A.M. GIBBS R.P.E. NO. 5206 FOR THE N.E. CORNER OF ROYAL OAKS ESTATES
UNIT 5 SECTION 1, A PLAT OF WHICH IS OF RECORD IN VOL. 1 PAGE 62 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS;
SAID BEGINNING POINT BEING IN THE NORTH LINE OF PRAIRIE STREET AND THE EAST LINE OF SPRING STREET;
THENCE WITH EAST LINE OF SPRING STREET, S 0 06 E 311.6 FT. TO SPIKE IN FENCE LINE FOR
THE SOUTH LINE OF SAID SANTIAGO PERALTA SURVEY AND THE NORTH LINE OF TOMAS FLORES SURVEY NO. 405;
THENCE WITH SAID LINE S 89 26 E 592.4 FT. TO STEEL PIN SET BY SAID A.M. GIBBS IN THE WEST LINE
SKYLINE DRIVE;
THENCE WITH SAID WEST LINE OF SKYLINE DRIVE, AS FOLLOWS, N 19 03 E 371.93 FT. - N 19 05 E
237.30 FT. - N 26 34 E 111.00 FT. - N 36 20 E 103.09 FT. - N 67 43 E 100.00 FT. - N 51 32 E
190.20 FT. AND N 53 48 W 2.12 FT. TO N.E. CORNER OF THIS SUBDIVISION;
THENCE LEAVING SKYLINE DRIVE, S 89 50 W 3173.20 FT. TO LAST LINE OF DOE STREET;
THENCE S 0 26 W 50.0 FT. TO S.E. END OF DOE STREET SAME BEING THE S.E. CORNER OF ROYAL OAKS
ESTATES RANCHETTE SECTION TWO & PLAT OF WHICH IS OF RECORD IN VOL. 1 PAGE 72 OF THE PLAT RECORDS
OF LLANO COUNTY, TEXAS;
THENCE WITH THE SOUTH END OF SAID DOE STREET, N 71 01 E 52.76 FT.;
THENCE S 19 27 W 572.41 FT. TO POINT IN NORTH LINE OF PRAIRIE STREET OF UNIT 5 SECTION 1;
THENCE WITH SAID LINE, N 89 50 E 2263.80 FT. TO BEGINNING AND CONTAINING 16,656 ACRES;

STATE OF TEXAS
COUNTY OF LLANO
JUNE 11, 1969

NOTARY PUBLIC, COUNTY OF LLANO, STATE OF TEXAS, DO HEREBY CERTIFY
THAT THE ATTACHED MAP AND PLAT AND THE ABOVE DEPICTION AND LINE AND ALL PLATS AND RECORDS
HEREIN PERTAINING TO THE COMMISSIONED COURT OF LLANO COUNTY, TEXAS AND BY THE SAID COURT
CONSIDERED AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS AND
DAY APPROVED AND AUTHORIZED TO BE RECORDED IN THE PROPER RECORDS OF THE COUNTY OF LLANO,
COUNTY OF LLANO, TEXAS.

TO CERTIFY WHICH THE UNDERSIGNED, AS COUNTY CLERK OF LLANO COUNTY, TEXAS DO HEREBY AFFIX MY
HAND AND SEAL OF SAID COUNTY ON THIS THE 11th DAY OF JUNE A.D. 1969.

WITNESSED MY HAND AND SEAL OF SAID COUNTY OF LLANO, TEXAS, ON THIS THE 11th DAY OF JUNE A.D. 1969.

I, R.H. LANNING REGISTERED PUBLIC SURVEYOR NO. 1169 IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE
FORESHOWN PLAT AND FIELD NOTES WERE PREPARED BY ME FROM AN ACTUAL SURVEY MADE ON THE GROUND, IN THE
MONTH OF JUNE OF 1969, THAT THE CORNERS, LIMITS AND BOUNDARIES ARE JUST AS FOUND AND SET ON THE GROUND,
SHOWN AND DESCRIBED HEREON;

WITNESS MY HAND AND SEAL THIS THE 11th DAY OF JUNE A.D. 1969

R.H. Lanning
R.H. LANNING R.P.S., 1308
APPROVED
R.H. Lanning
R.H. LANNING, COUNTY SURVEYOR OF LLANO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF LLANO
KNOW ALL MEN BY THESE INSTRUMENTS
THAT GALAXIE LAND CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS AND STATUTES OF THE
STATE OF TEXAS, ACTING HEREIN BY AND THRU ITS DULY AUTHORIZED VICE - PRESIDENT, BILL S. WATKINS OF
LLANO COUNTY, TEXAS AND ALSO F.O. GLASS JR. ACTING HEREIN BY AND THRU HIS DULY AUTHORIZED AND
APPOINTED ATTORNEY - IN - FACT BILL S. WATKINS DO HEREBY IN ALL THINGS ADOPT AND ACCEPT THE MAP AND
PLAT SHOWN HEREON AS THE OFFICIAL MAP AND PLAT OF ROYAL OAKS ESTATES UNIT 10, THAT THE SAID PARTIES
AND THE OWNERS OF THE LAND EMPLOYED IN THE SAID SUBDIVISION, THAT THE SAID PARTIES DO BY THESE
PRESENTS DEDICATE THE STREETS, ALLEYS AND PASSAGEWAYS TO THE USE OF THE PUBLIC FOREVER;

WITNESS WHEREOF, I HEREBY AFFIX MY HAND AND THE SEAL OF THE SAID CORPORATION
ON THIS THE 19 DAY OF JUNE A.D. 1969

Bill S. Watkins
BILL S. WATKINS, VICE - PRESIDENT OF GALAXIE LAND CORPORATION

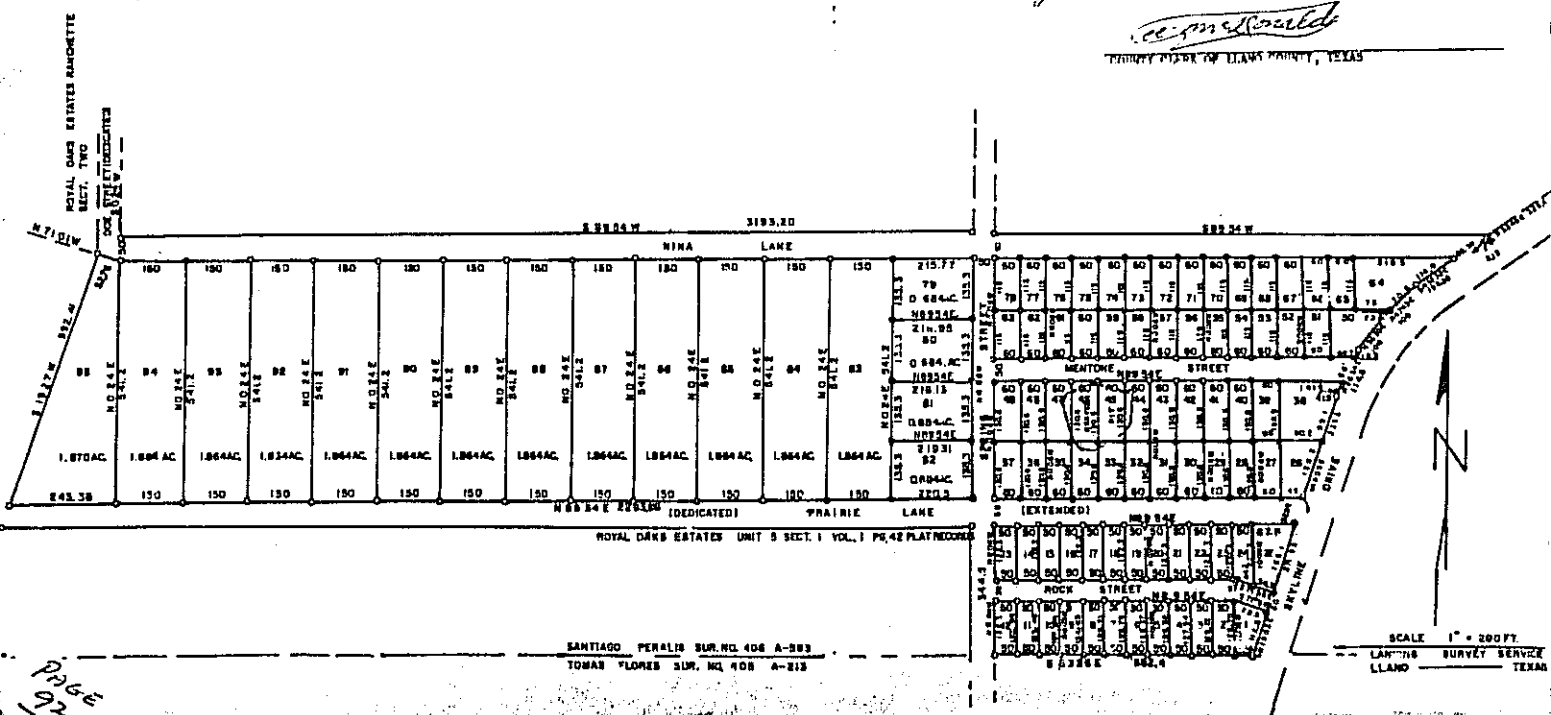
STATE OF TEXAS
COUNTY OF LLANO
BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, ON THIS DAY APPEARED BILL S. WATKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SIGNED
TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED;

GIVEN UNDER MY HAND AND OFFICIAL SEAL ON THIS THE 11 DAY OF JUNE A.D. 1969

John R. ...
NOTARY PUBLIC, LLANO COUNTY, TEXAS

FILED FOR RECORD ON THIS THE 27 DAY OF June 1969 AT 3 O'CLOCK P. M.
RECORDED IN VOLUME 1 PAGE 92 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS
ON THIS THE 27 DAY OF June 1969 AT 4 O'CLOCK P. M.

John R. ...
COUNTY CLERK OF LLANO COUNTY, TEXAS



PAGE 92

STATE OF TEXAS COUNTY OF LLANO ROYAL OAKS ESTATES UNIT II

COUNTY OF LLANO
MAY 13, 1970

I, FIELD NOTES OF THE PERIMETER OF ROYAL OAKS ESTATES UNIT II, BEING 147,165 ACRES OF THE SANTIAGO PERALIS SURVEY NO. 406, ABST. NO. 543 IN LLANO COUNTY, TEXAS AND BEING OUT OF AND PART OF THAT SAME LANDS CONVEYED BY FRANK REEDER AND F. D. GLASS JR. TO GALAXIE LAND CORPORATION OF RECORD IN VOL. 50 PAGE 384 OF THE DEED OF TRUST RECORDS OF LLANO COUNTY, TEXAS.

SAID PERIMETER BEING DESCRIBED AS FOLLOWS, BEGINNING AT A STEEL PIN FOR THE N.W. CORNER OF INDUSTRIAL SECT. 3 VOL. 1 PG. 35 FLAT RECORDS AND BEING IN THE SOUTH LINE OF SLAB CROSSING COUNTY ROAD.

THENCE WITH SAID ROAD LINE $N 89^{\circ} 54' W$ 1816.0 FT. AND $S 77^{\circ} 01' W$ 302.71 FT. TO SPIKE FOR N.W. CORNER OF THIS SUBDIVISION AND THE N.E. CORNER OF UNIT 9 SECT. 1, VOL. 2 PG. 6 PLAT RECORDS OF UNIT 9 SECT. 1, VOL. 2 PG. 6 PLAT RECORDS THENCE WITH EAST LINE OF SAME $S 0^{\circ} 22' W$ 308.77 FT. TO S.W. CORNER OF 5416 AND 6010 IN NORTH LINE OF UNIT 10, VOL. 1 PG. 92 PLAT RECORDS.

THENCE WITH SAID LINE $N 53^{\circ} 40' E$ 320.85 FT. AND $N 05^{\circ} 58' E$ 467.0 FT. TO SPIKE FOR N.W. CORNER OF SAME AND BEING IN NORTH LINE OF SKY LINE DRIVE.

THENCE WITH SAID LINE $N 53^{\circ} 40' E$ 320.85 FT. AND $N 05^{\circ} 58' E$ 467.0 FT. TO STEEL PIN IN WEST LINE OF 610 INDUSTRIAL SECT. 3.

THENCE WITH SAID LINE $N 24^{\circ} 04' W$ 677.3 FT. AND $N 1^{\circ} 49' E$ 2067.42 FT. TO BEGINNING.

STATE OF TEXAS
COUNTY OF LLANO

I KNOW ALL MEN BY THESE PRESENTS, THAT GALAXIE LAND CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS AND STATUTES OF THE STATE OF TEXAS, ACTING HEREIN BY AND THRU ITS DULY AUTHORIZED VICE-PRESIDENT, BILL S. WATKINS OF LLANO COUNTY, TEXAS AND ALSO ED GLASS JR. ACTING HEREIN BY AND THRU HIM DULY AUTHORIZED AND APPOINTED ATTORNEY-IN-FACT BILL S. WATKINS DO HEREBY IN ALL THINGS ADOPT AND ACCEPT THE MAP AND PLAT SHOWN HEREON AS THE OFFICIAL MAP AND PLAT OF ROYAL OAKS ESTATES UNIT II, THAT THE SAID PARTIES ARE THE OWNERS OF THE LAND EMBODIED IN THE SAID SUBDIVISION, THAT THE SAID PARTIES DO BY THESE PRESENTS DEDICATE THE STREETS, ALLEYS AND PASSEWAYS TO THE USE OF THE PUBLIC FOREVER, IN WITNESS WHEREOF I HEREBY AFFIX MY HAND AND THE OFFICIAL SEAL OF THE SAID CORPORATION ON THIS THE 13 DAY OF MAY A.D. 1970.

Bill S. Watkins
BILL S. WATKINS, VICE-PRESIDENT

I, E. L. LANNING REGISTERED PUBLIC SURVEYOR NO. 1368 IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND FIELD NOTES WERE PREPARED BY ME FROM AN ACTUAL SURVEY MADE ON THE GROUND IN THE MONTH OF APRIL, 1970, THAT CORNERS, LIMITS AND BOUNDARIES ARE JUST AS FOUND AND SET ON THE GROUND, SHOWN AND DESCRIBED HEREON.

WITNESSE MY HAND AND SEAL THIS THE 13 DAY OF MAY A.D. 1970

E. L. Lanning
E. L. LANNING, R.P.S. NO. 1368

STATE OF TEXAS
COUNTY OF LLANO

I BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BILL S. WATKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND OFFICIAL SEAL ON THIS THE 13 DAY OF MAY A.D. 1970

Gene Paul Watkins
NOTARY PUBLIC LLANO COUNTY, TEXAS

CHECKED AND APPROVED

E. L. Lanning
E. L. LANNING, COUNTY SURVEYOR

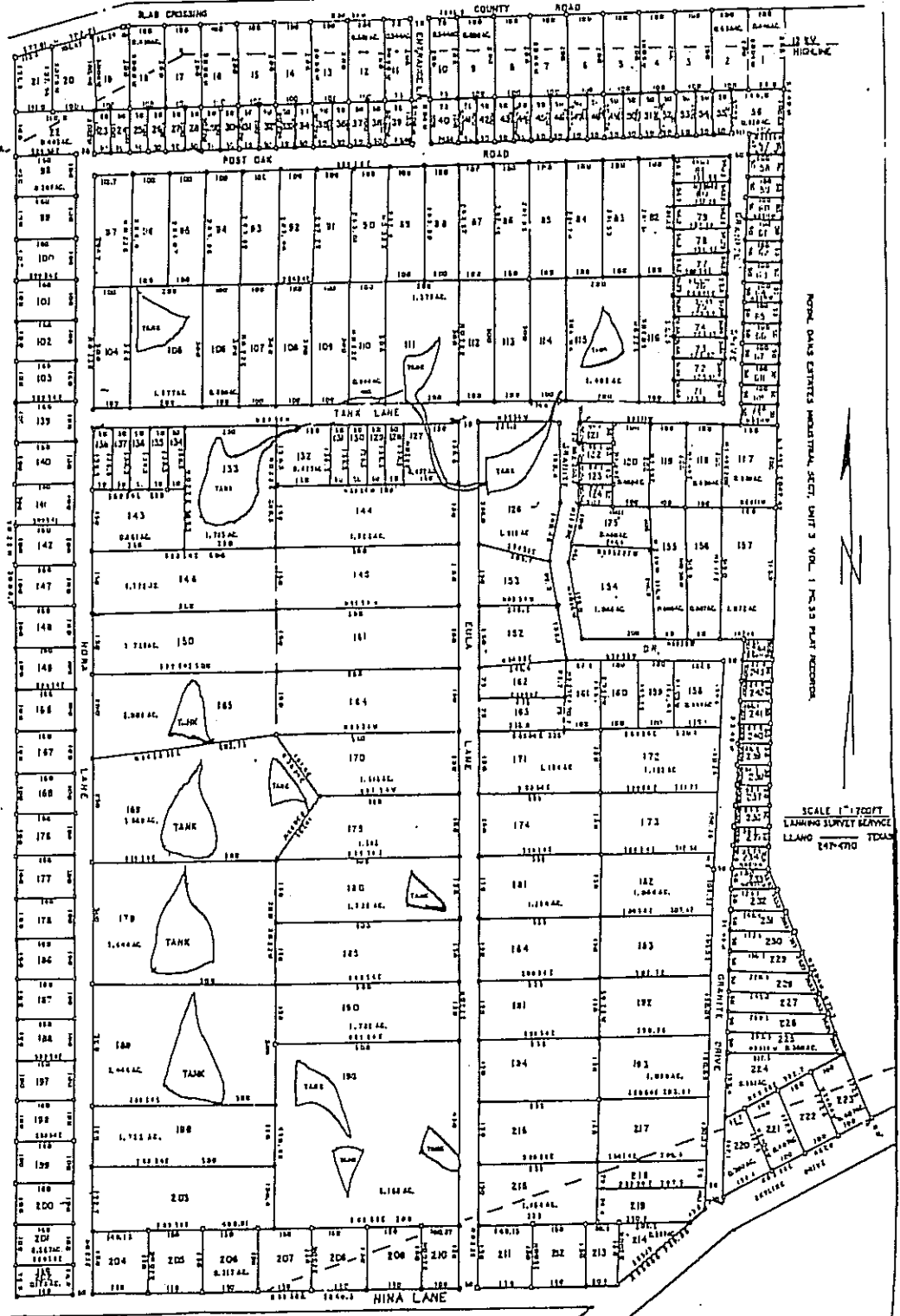
STATE OF TEXAS
COUNTY OF LLANO

I, R. P. McWILLIAMS, COUNTY JUDGE OF LLANO COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ATTACHED MAP AND PLAT AND THE ABOVE CERTIFICATION AND DEDICATION, AFTER HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF LLANO COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS WERE ON THIS DAY APPROVED AND AUTHORIZED TO BE RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERKS OFFICE OF LLANO COUNTY, TEXAS.

TO CERTIFY WHICH THE UNDERSIGNED, AS COUNTY JUDGE OF LLANO COUNTY, TEXAS DO HEREBY AFFIX HIS HAND AND SEAL OF SAID COMMISSIONERS COURT, ON THIS THE 15 DAY OF MAY A.D. 1970.

R. P. McWilliams
R. P. McWILLIAMS, COUNTY JUDGE OF LLANO CO. TEXAS

UTILITIES
THERE IS HEREBY RESERVED A (10.) FT. EASEMENT ALONG ALL LOT LINES.
ALL POWER POLES, PIPE LINES AND TELEPHONE CABLES SHALL BE SET A MINIMUM OF 1.0 FT. FROM PROPERTY LINES AND CORNERS.



FILED FOR RECORD ON THIS THE 21 DAY OF May 1970
AT 2 O'CLOCK P.M.
RECORDED IN VOLUME 2 PAGE 9 PLAT RECORDS
OF LLANO COUNTY, TEXAS ON THIS THE 21 DAY OF May
A.D. 1970 AT 3 O'CLOCK P.M.
R. P. McWilliams
COUNTY CLERK, LLANO COUNTY, TEXAS.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of Lubbock

Royal Oaks Estates, owned by F.D. Glass, Jr.

That the undersigned AND FRANK READER

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FRIEDRICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of _____, State of Texas and more particularly described as follows:

A tract of land located approximately _____ miles

from the town of _____; and bounded (Show Direction Above)

on the north by land owned by:

on the south by land owned by:

on the east by land owned by:

and on the west by land owned by:

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highway abutting said lands an electric transmission or distribution line or system, telephone lines, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling; Easement R.O.W. 5 ft. each side of lot and street lines of subdivision

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, the location of the poles will be such as to form the least possible interference to ~~the~~ operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

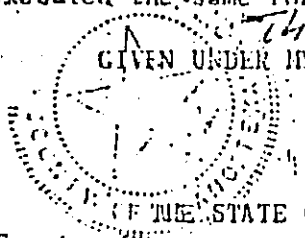
IN WITNESS WHEREOF, the undersigned has set his hand and seal this 23 day of August, 1963.

Scaled and delivered in the presence of:

Frank Reader L.S.
INDIVIDUALLY AND AS PARTNER IN F.D. GLASS, JR.
FOR F.D. GLASS, JR. L.S.

Date _____

THE STATE OF TEXAS
County of LLANO
BEFORE ME, The undersigned Attorney, a Notary Public in and for
LLANO County, Texas, on this day personally appeared FRANK KEDDER
known to me to be the person whose name
is/are subscribed to the foregoing instrument, and acknowledged to me that He
executed the same for the purposes and consideration therein expressed, AND IN THE CAPACITY
THEREIN STATED.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of Aug A.D. 1963
[Signature]
Notary Public LLANO County, Texas

THE STATE OF TEXAS
County of _____
BEFORE ME, _____, a Notary Public in and for
_____ County, Texas on this day personally appeared _____
known to me to be the person whose name
is subscribed to the foregoing instrument of writing, and, after being duly sworn by me
stated on oath that he saw _____, grantor, subscribe
the same and that he had signed the same as a witness at the request of the grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 19____
Notary Public _____ County, Texas

THE STATE OF TEXAS
County of _____
BEFORE ME, _____, a Notary Public in and for
_____ County, Texas on this day personally appeared _____
wife of _____,
known to me to be the person whose name is subscribed to the foregoing instrument, and
having been examined by me privily and apart from her husband, and having the same fully
explained to her, she, the said _____, acknowledged such
instrument to be her act and deed, and declared that she willingly signed the same for the
purposes and consideration therein expressed and that she did not wish to retract it.

FILED FOR RECORD October 3 1963, at 1:30 o'clock P.M.
RECORDED October 17 1963, at 11:30 o'clock A.M.
CLERK COUNTY COURT, LLANO COUNTY, TEXAS.
By [Signature] Deputy.

147
FILED FOR RECORD
THE 19 DAY OF Nov 1965
At 1:30 O'CLOCK P.M.
Court Clerk, Llano County, Texas
BY _____ DEPUTY

1901
LINE NO.
EASEMENT NO.
NAME

RIGHT OF WAY EASEMENT
(Distribution)

THE STATE OF TEXAS)
COUNTY OF LLANO)

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Royal Oaks Estates Unit 2
for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of LLANO, State of Texas and more particularly described as follows:

A tract of land located approximately 2 miles North west
(Show Direction Above)

from the town of KINGS LAND; and bounded on the north by land owned by:

Royal Oaks Estate Property
on the south by land owned by:

Royal Oaks Estate Property
on the east by land owned by:

SKYLINE Drive Road
and on the west by land owned by:

GLASS - Reeder RANCHETTE SUBDIVISION

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highway abutting said lands an electric transmission or distribution line or system, telephone lines, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 29th day of September, 1965
Sealed and delivered in the presence of:

Dalton Herbert
Date 9-29-65

Galaxy Land Corp.
W. E. Quisworth J. S.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF

Before me, the undersigned authority, on this day personally appeared
known to me to be the person whose name is subscribed to the foregoing
instrument and acknowledged to me that.....executed the same for the purpose and consideration
therein expressed.

Given under my hand and seal of office, this the..... day of A.D. 19.....

Notary Public in and for
County, Texas

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF

Before me, the undersigned authority, on this day personally appeared
and, husband
and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the
said acknowledged
to me that he executed the same for the purpose and consideration therein expressed.

And the said, wife of the said,
having been examined by me privily and apart from her husband, and having the same fully explained to
her, she, the said
acknowledged such instrument to be her act and deed, and declared that she had willisgly signed the same
for the purpose and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the..... day of
A.D. 19.....

Notary Public in and for
County, Texas

WITNESS ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF Gillespie.....)

Before me, the undersigned authority in and for said County and State, on this day personally appeared
Dalton Herbort

known to me to be the person whose name is subscribed
as a witness to the foregoing instrument of writing, and, after being duly sworn by me, stated on oath that
he saw Royal Oaks Estates Unit 3, the Grantor, subscribe the same and that he signed
the same as a witness at the request of the Grantor.

Given under my hand and seal of office this the 17 day of November
A. D. 19 65

Donald Ward DONALD WARD
Notary Public in and for
Gillespie County, Texas

VOL. 17 PAGE 203

EASEMENT

From

FILED FOR RECORD 720.19 A.D. 1965, at 11:30 A.M
Recorded Dec 1st A.D. 1965, at 3:00 P.M
Lee McDonald, CLERK
COUNTY COURT, LLANO COUNTY, TEXAS
By Francis A. Giffey Deputy.
CENTRAL TEXAS COOPERATIVE
After Recording
CENTRAL TEXAS COOPERATIVE
P. O. Box
Fredericksburg

LINE NO. 578

EASEMENT NO.

NAME

RIGHT OF WAY EASEMENT
(Distribution)

THE STATE OF TEXAS)
COUNTY OF Llano)

KNOW ALL MEN BY THESE PRESENTS:

F. D. GLASS, JR. and
Galaxie Land Inc. Corporation

That the undersigned for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Llano State of Texas and more particularly described as follows:

A tract of land located approximately 1.5 miles Southwest (Show Direction Above)

from the town of Kingsland; and bounded on the north by land owned by:

Royal Oaks Estate Prop. on the south by land owned by:

Co. Road and Haywood Addition on the east by land owned by:

F. D. GLASS, JR & GALAXIE LAND CORPORATION and on the west by land owned by:

Kingsland Estate Subdivision

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, way abutting said lands an electric transmission or distribution line or system, telephone lines, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 27 day of March, 1967
Sealed and delivered in the presence of:

Asst. Sect. Lena Burt Watkins
Date

F. D. GLASS, JR.
By: BILL S. WATKINS, ATTORNEY IN FACT
GALAXIE LAND CORPORATION
By: L. S.

Filed for Record the 27th day of March 1967 at 10:35 a.m.
Recorded the 29th day of March 1967 at 10:35 a.m.
Lee McDaniell, County Clerk, Llano County, Texas
B. McDaniell, Deputy

VOL. 154 PAGE 702

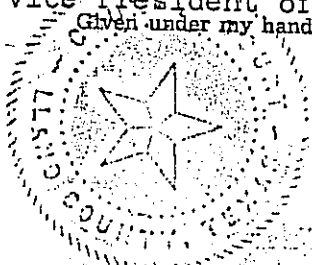
SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF Llano)

Before me, the undersigned authority, on this day personally appeared BILL S WATKINS

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated as Attorney in Fact and as Vice President of Galaxie Land Corporation.

Given under my hand and seal of office, this the 27 day of March A.D. 1967



[Signature] COUNTY CLERK
Notary Public in and for
Llano County, Texas

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF)

Before me, the undersigned authority, on this day personally appeared

and husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said acknowledged to me that he executed the same for the purpose and consideration therein expressed.

And the said wife of the said having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said acknowledged such instrument to be her act and deed, and declared that she had willisgly signed the same for the purpose and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the day of A.D. 19

Notary Public in and for
County, Texas

WITNESS ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF)

Before me, the undersigned authority in and for said County and State, on this day personally appeared

known to me to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and, after being duly sworn by me, stated on oath that he saw the Grantor, subscribe the same and that he signed the same as a witness at the request of the Grantor.

Given under my hand and seal of office this the day of A. D. 19

Recorded for Record the 27 day of March 1967 at 4:20 o'clock P.M.
Recorded the 29 day of March 1967, at 3:35 o'clock P.M.
Notary Public in and for
Lee McDonald, County Clerk, Llano County, Texas
County, Texas

763.
VOL 154 PAGE 703

Form with fields for 'From', 'To', 'EASEMENT', 'CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.', 'FILED FOR RECORD', 'COUNTY CLERK, Llano County, Texas', 'DEPUTY', 'After Recording Return To', 'CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.', 'P. O. Box 553', 'Fredericksburg, Texas'.

FILED FOR RECORD
RECORDED
THE 27 DAY OF March 1967
AT 4:20 O'CLOCK P.M.
in the County Records,
COUNTY CLERK, Llano County, Texas
BY [Signature] DEPUTY
County Clerk

WITNESS ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF Gillespie)

Before me, the undersigned authority in and for said County and State, on this day personally appeared Dillon Harbert, known to me to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and, after being duly sworn by me, stated on oath that he saw Royal Oaks Estate, Unit 5, Sactio the Grantor, subscribe the same and that he signed the same as a witness at the request of the Grantor.

Given under my hand and seal of office this the 1st day of September A. D. 19 67..

[Signature]
Notary Public in and for

Gillespie County, Texas

EASEMENT

From

Royal Oaks Estate
Unit 5

To

CENTRAL TEXAS ELECTRIC
COOPERATIVE, INC.

Recorded Filed

Sept. 22 A. D., 19 68
at 3:25 o'clock P.M.
County Records,

Book Lee McDonald, Page County Clerk

By [Signature] Deputy

After Recording Return To

CENTRAL TEXAS ELECTRIC
COOPERATIVE, INC.

P. O. Box 553
Fredericksburg, Texas

200

Filed for Record the 23 day of Sept., 19 68
at 3:25 o'clock P.M.

Recorded the 30 day of Sept., 19 68 at 10:25 o'clock A.M.

Lee McDonald, County Clerk, Llano County, Texas

By [Signature] Deputy.

156-355

1322

LINE NO.

EASEMENT NO.

NAME

RIGHT OF WAY EASEMENT
(Distribution)

THE STATE OF TEXAS)
)
COUNTY OF Llano)

KNOW ALL MEN BY THESE PRESENTS:

Galaxie Land Corporation, acting herein by and through the undersigned Vice President, and F. D. Glass, Jr., acting herein by and through That the undersigned/ his attorney in fact,

for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Llano State of Texas and more particularly described as follows:

A tract of land located approximately 1 miles South West (Show Direction Above)

from the town of Kingsland; and ~~located on~~ the north by land owned by and being a subdivision that has not been placed of record in Llano County Plat Records but which is in the process of being placed of record and to be known as COUNTRY CLUB ADDITION.

on the south by land owned by:

on the east by land owned by:

and on the west by land owned by:

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highway abutting said lands an electric transmission or distribution line or system, telephone lines, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 23 day of June, 1967

Sealed and delivered in the presence of:
ATTEST: LENA BURT WATKINS, ASST. SECT.

GALAXIE LAND CORPORATION
By: Bill S. Watkins, Vice President L. S.

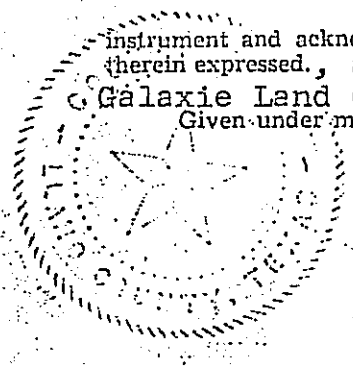
Date: F. D. GLASS, JR.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF Llano)

Before me, the undersigned authority, on this day personally appeared BILL S WATKINS
....., known to me to be the person whose name is subscribed to the foregoing

instrument and acknowledged to me that he.....executed the same for the purpose and consideration therein expressed, and in the capacity therein stated as Vice President of Galaxie Land Corporation and Attorney in Fact for F/ D GLASS, JR
Given under my hand and seal of office, this the 23 day of June A.D. 1967



Lee McDonald
COUNTY Llano Notary Public in and for
CLERK
Llano County, Texas

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF)

Before me, the undersigned authority, on this day personally appeared

..... and, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said acknowledged to me that he executed the same for the purpose and consideration therein expressed.

And the said, wife of the said, having been examined by me privily and apart from her husband, and having the same fully explained to

her, she, the said acknowledged such instrument to be her act and deed, and declared that she had willisgly signed the same for the purpose and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the day of A.D. 19.....

561

.....
Notary Public in and for
..... County, Texas

WITNESS ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF)

Before me, the undersigned authority in and for said County and State, on this day personally appeared

....., known to me to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and, after being duly sworn by me, stated on oath that

he saw, the Grantor, subscribe the same and that he signed the same as a witness at the request of the Grantor.

Given under my hand and seal of office this the day of A. D. 19.....

.....
Notary Public in and for
..... County, Texas

Filed for Record the 23 day of June, 19 67, at 3 o'clock P.M.
Recorded the 28 day of June, 19 67, at 248 o'clock P.M.
Lee McDonald, County Clerk, Llano County, Texas
By Frances L. Opper, Deputy.

Vol. 162

1873

LINE NO.

EASEMENT NO.

NAME

RIGHT OF WAY EASEMENT

(Distribution)

THE STATE OF TEXAS)
)
COUNTY OF Llano)

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Royal Oaks Estate Unit 5 Section 1 Subdivision
for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Llano State of Texas and more particularly described as follows:

A tract of land located approximately 1.5 miles west (Show Direction Above)

from the town of Kingsland; and bounded on the north by land owned by:

Galaxie Land Corp.

on the south by land owned by:

Kingsland Estate Subdivision

on the east by land owned by:

Street and Galaxie Land Corp.

and on the west by land owned by:

Galaxie Land Corp.

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highway abutting said lands an electric transmission or distribution line or system, telephone lines, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

WITNESS ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF Gillespie)

Before me, the undersigned authority in and for said County and State, on this day personally appeared Dallon Herbert, known to me to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and, after being duly sworn by me, stated on oath that he saw Royal Oaks Estate, Unit 5, Section 1, Subdivision 1, the Grantor, subscribe the same and that he signed the same as a witness at the request of the Grantor.

Given under my hand and seal of office this the 1st day of September, A. D. 19 67.

[Signature]
Notary Public in and for
Gillespie County, Texas

EASEMENT

From

Royal Oaks Estate
Unit 5

To

CENTRAL TEXAS ELECTRIC
COOPERATIVE, INC.

Recorded Filed

Sept 23 A. D., 19 68
at 3:25 o'clock P.M.
County Records,

Book

Page

Lee McDonald
County Clerk

By [Signature], Deputy

After Recording Return To

CENTRAL TEXAS ELECTRIC
COOPERATIVE, INC.

P. O. Box 553
Fredericksburg, Texas

200

Filed for Record the 23 day of Sept, 19 68, at 3:25 o'clock P. M.
Recorded the 20 day of Sept, 19 68, at 10:25 o'clock A. M.
Lee McDonald, County Clerk, Llano County, Texas
By [Signature], Deputy.

VOL 167 PAGE 413

U01.162

LIB.
EA. T NO.
NA.

RIGHT OF WAY EASEMENT
(Distribution)

THE STATE OF TEXAS)
COUNTY OF Llano)

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Galaxie Land Corp. for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a corporation, whose postoffice address is FREDERICKSBURG, TEXAS, and its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Llano State of Texas and more particularly described as follows:

A tract of land located approximately 1.5 miles West (Show Direction Above)

from the town of Kingsland; and bounded on the north by land owned by:

County Road on the south by land owned by:

Royal Oaks Estate Unit 5 Section 1 Subdivision on the east by land owned by:

Street and Galaxie Land Corp. and on the west by land owned by:

Galaxie Land Corp.

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highway abutting said lands an electric transmission or distribution line or system, telephone lines, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling;

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, operating, repairing, maintaining, relocating, replacing and removing said lines and appurtenances.

In granting this easement it is understood that at pole locations, the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this _____ day of _____, 19__.

[Handwritten signature and date]

WITNESS ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF GILLESPIE)

Before me, the undersigned authority in and for said County and State, on this day personally appeared Dalton Harbort

known to me to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and, after being duly sworn by me, stated on oath that he saw Caloria Land Corp., the Grantor, subscribe the same and that he signed the same as a witness at the request of the Grantor.

Given under my hand and seal of office this the 1st day of September, A. D. 1967.

[Signature]
Notary Public in and for Gillespie County, Texas

EASEMENT

From
Caloria Land Corp.

To
CENTRAL TEXAS ELECTRIC
COOPERATIVE, INC.

Recorded *Filed*
Sept. 23 A. D., 19 *68*
at *3:26* o'clock *P.M.*
in County Records,

Book *572*, Page *103*
Lee McDonald
County Clerk
By *[Signature]*, Deputy

After Recording Return To
CENTRAL TEXAS ELECTRIC
COOPERATIVE, INC.
P. O. Box 553
Fredericksburg, Texas

2.00

Filed for Record the *23* day of *Sept.* 19 *68*
at *3:26* o'clock *P.M.*
Recorded the *30* day of *Sept.* 19 *68*, at *10:30* o'clock *A.M.*
Lee McDonald, County Clerk, Llano County, Texas
By *[Signature]*, Deputy.

1851

THE STATE OF TEXAS, §
COUNTY OF LLANO. §

WHEREAS, when ROYAL OAKS ESTATES
COUNTRY CLUB ADDITION, UNIT NO. ONE was filed for record in
Vol. 1 pg. 70, PLAT RECORDS of Llano County, Texas, the plat
of said addition contained these words:

"A STRIP OF LAND FIVE FEET IN WIDTH ALONG ENTIRE
LENGTH OF EAST SIDE OF THIS SUBDIVISION IS RETAIN-
ED BY OWNER AND IN NO WAY OR MEANING SHALL IT BE
CONSTRUED THAT THIS STRIP OF LAND IS SUBDIVIDED
AND MADE A PART OF THIS HEREIN SHOWN SUBDIVISION."

and

WHEREAS, GALAXIE LAND CORPORATION is now the owner of
said reserved strip of land; and

WHEREAS, it is the desire of said owner of said strip
of land to make it available to the owners of land that joins
this strip of five feet on the ^{East} ~~East and~~ West; now

THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That said
GALAXIE LAND CORPORATION does dedicate said five foot strip of
land referred to above to the use and benefit of the present
and future owners of the land that joins said five foot strip
of land on ^{East} ~~the East and~~ on the West.

In testimony whereof GALAXIE LAND CORPORATION has caused
this instrument to be signed by the undersigned authorized
officer, attested by its Secretary and corporate seal to be
affixed on this the 26th day of July, A.D. 1971.

GALAXIE LAND CORPORATION

BY Lacy Cox
LACY COX, VICE PRESIDENT

ATTEST: Lene Burt Watkins
Secretary

THE STATE OF TEXAS, §
COUNTY OF LLANO. §

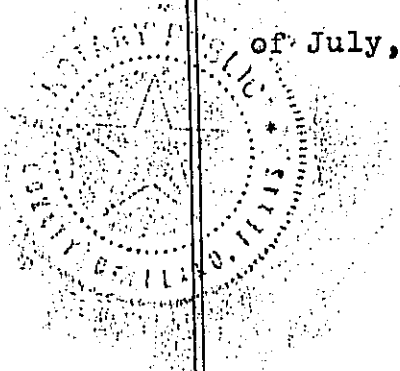
BEFORE ME, the undersigned authority, on

3
VOL. 178
PAGE 3



this day personally appeared LACY COX known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said GALAXIE LAND CORPORATION, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of July, A.D. 1971.



[Signature]
NOTARY PUBLIC, Llano COUNTY, TEXAS

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VOL. 178 PAGE 4

Filed for Record the 5 day of August, 1971, at 2:15 o'clock P.M.
Recorded the 7 day of August, 1971, at 2:30 o'clock P.M.
Lee McDonald, County Clerk, Llano County, Texas
By Selma Atchison Deputy.

ROYAL OAKS COUNTRY CLUB PROPERTY OWNER'S
ASSOCIATION BY-LAWS

ARTICLE I: DEFINITIONS

Royal Oaks Estates, Country Club Addition, Units 1, 2 & 3 - a subdivision in Llano County, Texas according to associated plat records in Llano County, TX.

"Association" shall mean and refer to the Royal Oaks Estates, Country Club Addition, Units 1, 2 & 3 Property Owner's Association.

"Board" shall mean and refer to - The Board of Directors of Royal Oaks Estates, Country Club Addition, Units 1, 2 & 3 Property Owner's Association.

ARTICLE II: PURPOSE

Purpose of the Association shall be:

Enforcement of deed restrictions for properties within the Royal Oaks Estates, Country Club Addition, Units 1, 2 & 3 as described in Article I.

To protect the personal and property rights of all members and their families and guests.

Other items which benefit the Association homeowners.

ARTICLE III: OFFICE

The principle address of the Association shall be: P.O. Box 1264, Kingsland, TX 78639.

ARTICLE IV: MEMBERS

Membership:

Membership in the Association shall be afforded to all persons and spouses of persons, joint owners, tenants in common, corporations, trusts and other legal entities who are owners of real property in Royal Oaks Estates, Country Club Addition, Units 1, 2 & 3.

Limitations:

A husband and wife, joint tenants, or tenants in common, or any entity owning property in Royal Oaks Estates, Country Club Addition, Units 1, 2 & 3, shall be counted as only one member, regardless of the number of lots owned.

No member shall be entitled to vote on any matter before the Association unless they are currently in payment of the annual assessments levied by the Association or if they have been notified in writing that they are in violation of the deed restrictions.

Each member will have one (1) vote regardless of the number of properties owned.

Transfer:

Membership in this Association shall be automatically transferred to the purchaser of any property within Royal Oaks Estates, Country Club Addition, Units 1, 2 & 3 subdivision. The execution, delivery and recordation in the deed records of Llano County, Texas shall constitute evidence of purchase.

ARTICLE V: CALENDAR YEAR

The calendar year of the Association shall begin on the 1st of January and end the last day of December.

ARTICLE VI: MEETING OF MEMBERS

Meetings:

There shall be an annual meeting of the membership on a Saturday between May 1st and August 1st of each year, at a time and place to be designated by the Board of Directors, provided that the specific place shall be within a thirty mile radius of Royal Oaks Estates, Country Club Addition, Units 1, 2 & 3.

Notification:

Time, address and proposed agenda shall be mailed to the Membership by Board Members or by a Notification Committee selected by the Board. Notification will be by telephone or other means to those members who have current phone numbers and addresses listed in the membership roster. Individuals who qualify as members and who are not on the roster, must contact the Secretary/Treasurer for inclusion on the roster. A reasonable attempt will be made to insure that an accurate and complete roster is maintained.

Special Meetings:

Special meetings may be called at any time by the Board of Directors of the Association, or by written request for such a meeting by not less than 5 members. The requested meeting shall be conducted within 14 days of receipt of request by the Secretary/Treasurer of the Association. There shall be a written agenda for such meetings and no other matter shall be brought forth at this meeting.

VOL. 1177 SEC. 727

All costs incurred by the Association in connection with special meetings called by aggregation of membership other than the Board of Directors, shall be borne by the members petitioning for such assembly. Further, the notices shall not be delivered unless the petition is in writing, and until the funds to cover the estimated cost of such processing have been deposited by petitioners with the President or the Secretary/Treasurer.

Quorum:

A quorum at any meeting shall consist of a majority of the board members and at least 5 other voting members. If a quorum is not present, a majority of the members present shall adjourn the meeting to a future day, time and place.

Proxies:

At any meeting of the members, a member entitled to vote may vote by proxy executed in writing addressed to the meeting or hand delivered by his duly authorized representative, who must be another voting member.

ARTICLE VII: BOARD OF DIRECTORS

General Powers:

The affairs of the Association shall be managed by its Board of Directors. All directors shall be property owners of Royal Oaks Estates, Country Club Addition, Units 1, 2 & 3 subdivision, Llano County, Texas.

Number and Tenure:

The number of Directors shall be three (3). Directors shall hold office for two or three years, determined at time of elections.

An election committee of at least three (3) members of the Association will be appointed by the Board prior to the annual meeting to nominate candidates for vacancies to the Board. Additional nominations for candidates by the general membership will be accepted at the annual meeting. A Director may serve five (5) years consecutively followed by one (1) year off. The general membership will vote on Board positions.

Vacancies:

Should the President position become vacant the Vice President will assume the duties of the President for the remainder of the President's term. All other vacancies occurring in the Board shall be filled by appointment by the Board. The Director appointed to fill a vacancy shall serve the remainder of the vacant term. In the event any member of the Board shall be absent for three (3) consecutive regular meetings without prior Board approval, action can be taken to declare the office vacant.

Regular Meetings:

A meeting of the newly elected Board shall be held within one (1) week of the annual meeting for the purposed of electing members to act as officers. This meeting shall be called by the outgoing President who will preside over the meeting. Thereafter, meetings shall be held once a month, more or less, as deemed necessary to conduct the business of the Association.

Special Meetings:

Special meetings of the Board may be called by the President or at the request of any Director. Notice of such meetings shall be given to each Director not less than one (1) day prior to convening the meeting.

Quorum:

A majority of the Board shall constitute a quorum for the transaction of business at any meeting of the Board. If a quorum is not present at the meeting those present shall agree to meet at a future date, time and place. Absent member(s) shall be notified one (1) day prior to the rescheduled meeting.

Compensation:

Directors shall not receive any salaries or remuneration of any type for their services, nor shall they profit or give the appearance of profit as a result of their activities on the Board. Directors shall be reimbursed for the reasonable and necessary out-of-pocket expenses in the conduct of the affairs of the Association upon proof being furnished to the Board of Directors.

ARTICLE VIII: OFFICERS**Titles:**

The Officers of the Association, which form the Board shall consist of a President, Vice-President and Secretary/Treasurer. The Secretary/Treasurer may appoint an assistant(s) as needed at the discretion of the Board.

Removal:

Any Officer may be removed from office by a majority vote of the general membership at any annual or special meeting of the Association.

President:

The President shall be the principal executive officer of the Association and shall preside at all meetings of the Association. Duties of the President shall include the appointment and discharge of committees, structure and sign agreements that have been properly approved in the name of the Association. The President shall verify that the minutes of all meetings,

books, reports, statements and certificates are properly kept in file. The President shall perform all acts incident to the office of President or which may be authorized, or as required by law, by these by-laws or, by the property owners at the annual or special meeting of the Association.

Vice-President:

The Vice-President shall, in the absence of the President, or in the event of a vacancy in that office, perform the duties and exercise the powers of the President. Vice-President shall preside at committee meeting as designated by the President.

Secretary/Treasurer:

The Secretary/Treasurer shall keep the minutes and records of the Association and of the Board, shall conduct the correspondence thereof, cause notice of all meetings to be given and attest all official records of the Association. The Secretary/Treasurer shall keep the current membership roster and coordinate the notification process for annual and special membership meetings. The Secretary/Treasurer shall keep a true record of all funds received and shall cause all proper bills to be paid. Preserving proper vouchers for all expenditures. At each annual meeting of the Association and each meeting of the Board, the Secretary/Treasurer shall furnish a full report of the finances of the Association.

ARTICLE IX: AUDIT

Auditors:

In April, prior to the Annual meeting, the Board of Directors shall appoint an audit committee, consisting of not less than two (2) Association members who are not currently serving as Board Members, who will conduct an examination of the financial records, and such other records as it deems appropriate. The audit committee shall submit the audit to the Board and report contents shall be conveyed to the members at the annual meeting.

ARTICLE X: RULES OR ORDER

Procedure:

Parliamentary procedure shall be governed generally by "Robert's Rules of Order". The President shall preside over all meetings such that order and discipline be maintained and all present have an opportunity to speak and state their business as it pertains to the Association. All votes shall be carried by a majority of all members present at the meeting as long as a quorum is present.

ARTICLE XI: ASSESSMENTS AND RESTRICTIONS

Assessments:

VOL 1177 P. 730

Royal Oaks Estates, Country Club Addition Units 1, 2 & 3 property owners will be assessed twenty-five (25) dollars per year, payable to the Association treasury. Voluntary contributions may also be requested from time to time by the Board.

Restrictions:

The following uses and regulations shall apply in the R-1 Single Family Residential District unless otherwise provided.

1. Uses Permitted

- a. One family dwelling.
- b. The accessory buildings and structures necessary to such uses located on the same lot.
- c. Maintaining mailing address for commercial, professional and business license purposes only. No commercial, professional or business use shall be permitted. Without limitation, no stock in trade, supplies, nuisance producing apparatus or equipment shall be kept on premises; and no employees or assistants shall be engaged for said services on the premises. Except as otherwise provided in this section, no signs shall be displayed.
- d. One professionally made sign, not to exceed 1 square foot area, containing only the name and title or occupation of the occupant.
- e. Temporary sign, not to exceed 6 square feet in area, giving the names of the contractors, engineers, and architects during construction period.

2. Maximum Building Height

Two levels, not to exceed 32 feet above the highest contour line of the applicable lot.

3. Minimum Yard Requirements

Except as specified to the contrary on the Plat, which specification shall control, the following shall apply.

- a. Front yard setbacks shall conform to a minimum depth of twenty-five (25) feet from the front property line to the closest structural projection, including porches, but not including eaves, overhangs, planters or fireplaces.
- b. A principle structure shall provide total side yards of not less than fifteen (15) feet with not less than five (5) on one side. Corner lots shall maintain a minimum setback of twenty-five (25) feet from the side street line.
- c. A rear yard shall be maintained of at least fifteen (15) feet from the property line to the nearest building line.

4. Maximum Area of Dwelling

VOL. 1177 sec. 731

Notwithstanding uses permitted herein, no more than fifty (50) percent of the total lot shall be used for the dwelling and other structures

5. Minimum Dwelling Unit Size

All residences shall require not less than 1200 square feet of ground or first floor living area, excluding carport, garage, covered porches, covered continuous patios or other similar appendages.

6. Minimum Dwelling Masonry Requirements

All residences shall require not less than 35% masonry to exterior of dwelling structure.

7. No dwelling structure of any kind including mobile homes and modular homes will be moved onto any lot.

ARTICLE XII: RESPONSIBILITIES

Responsibilities of the Board of Directors;

The Board of Directors shall be responsible for and is authorized to make expenditures not to exceed five hundred dollars (\$500.00). Exceptions to this limit shall be approved by the Association, either at the annual meeting or a special meeting of the Association.

Responsibilities of the Members:

It shall be the responsibility of the members to bring to the attention of the board any violation of the Royal Oaks Estates, Country Club Addition Units 1, 2 & 3 restrictions and any other matters affecting property owners in Royal Oaks Estates, Country Club Addition Units 1, 2 & 3.

It shall be the responsibility of the members to contact the appropriate federal, state or county authority for disposition of matters within federal, state or county jurisdiction.

ARTICLE XIII: LIABILITY

Liability:

The Association shall assume no liability for any injuries, accidents or other mishaps occurring within the boundaries of the Royal Oaks Estates, Country Club Addition, Units 1, 2 & 3 Subdivision.

ARTICLE XIV: FINANCES

Deposits:

VOL 1177 732

All funds of the Association shall be deposited from time to time to the credit of the Association in such banks, trust or other depositories as the Board may select. The Board may adopt such resolutions as may be required by such depositories to clarify the authority of the officers of the Association to sign checks or withdraw funds and relationship of the Association to the depository or depositories.

ARTICLE XV: REVISIONS

Revisions:

When By-laws require revision, the President shall appoint a By-law committee of three (3) property owners to review and present necessary changes to the Board. The Board shall submit any approved revision proposals to the members of the Association attending the next annual or special meeting of the Association.

Whenever a proposed amendment or revision is to be submitted to the annual or special meeting of the Association, the Secretary/Treasurer shall provide a synopsis of the proposed amendment or revision to all members present at the meeting.

If the Proposed amendment or revision receives approval of the majority of the membership attending that meeting, and provided a quorum is present, the amendment or revision voted upon is approved. The Board shall take proper action to include then in the By-laws.

ARTICLE XVI: EFFECTIVE DATE:

By-laws:

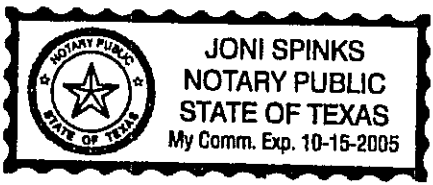
These By-laws shall be effective immediately upon adoption by the members of the Association and shall remain in effect in the entirety until amended or revised by the membership as proved in these By-laws.

ORIGINAL BY-LAWS APPROVED *Vera Shawlette*

REVISIONS APPROVED *Vera Shawlette*

AMENDMENTS APPROVED *Vera Shawlette*

Joni Spinks
10/05



While statutes require that many instruments must be filed with the clerk, it is never the clerk's responsibility to solicit or enforce such filing. On the other hand, the clerk cannot refuse to file an instrument so long as it is required or permitted by law to be recorded, proved according to law, properly signed and acknowledged, or sworn to with a proper jurat, and the filing fee is paid.

Loc. Gov't. Code
Sec. 193.001
Property Code
Sec. 11.004(a)
Sec. 12.001

The form of an ordinary jurat must be substantially as follows:

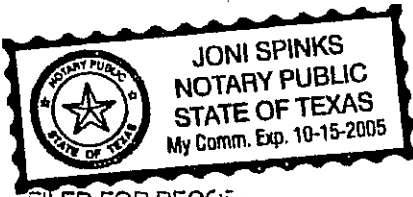
State of Texas
County of Llano

Subscribed and sworn before me this 2nd day of October, 15 2002

Joni Spinks
(Signature of officer)

Joni Spinks
(Title of officer)

My commission expires: 10/25



FILED FOR RECORD
AT 11:01 PM

OCT 02 2002

BETTE SUE HOY CO. CLK.
LLANO CO., TEX.
BY J. Spinks

THE STATE OF TEXAS COUNTY OF LLANO
I, HEREBY CERTIFY THAT THE INSTRUMENT WAS
FILED ON THE DATE AND TIME STAMPED HEREON BY
ME AND WAS DULY RECORDED IN VOL. 1177
PAGE 726-734 OF THE OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF LLANO COUNTY, TEXAS ON
2 DAY OF Oct, 2002.



Bette Sue Hoy

BETTE SUE HOY, COUNTY CLERK
LLANO COUNTY, TEXAS

THE STATE OF TEXAS COUNTY OF LLANO

Return To:
Royal Oaks Country Club POA
Box 1264
Kingsland, TX

BETTE SUE HOY CO. CLK.
LLANO CO., TEX.
BY

OCT 02 2002

FILED FOR RECORD
AT

1177-734