

Item: **ROYAL OAKS SUBDIVISION**

(Category: RESTRICTIONS)

Volume {PR,"insert volume number",IN1,1}, Page {PR,"insert page number",IN1,2}, and Volume 268, Page 338, Deed Records of Kerr County, Texas; Volume 509, Page 749, and Volume 937, Page 95, Real Property Records of Kerr County, Texas. BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

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Item: **ROYAL OAKS SUBDIVISION (UNRECORDED PLAT)**

(Category: Subdivisions)

- a. Easement dated December 13, 1948 to L.C.R.A., recorded in Volume 1, Page 160, Easement Records of Kerr County, Texas.
- b. Easement dated March 27, 1948 to L.C.R.A., recorded in Volume 1, Page 303, Easement Records of Kerr County, Texas.
- c. Easement and Right-Of-Way dated March 14, 1950 to L.C.R.A., recorded in Volume 1, Page 376, Easement Records of Kerr County, Texas.
- d. Easement dated June 27, 1958 to L.C.R.A., recorded in Volume 3, Page 443c, Easement Records of Kerr County, Texas.
- e. Easement reserved in deed and Building Set Back Lines as per the Restrictions in said deed dated {PR,"insert date of deed with restrictions",DT2,1}, recorded in Volume {PR,"insert volume number",IN1,2}, Page {PR,"insert page number",IN1,3}, Deed Records of Kerr County, Texas.
- f. Any visible and/or apparent roadways or easements over or across the subject property.
- g. Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

STATE OF TEXAS     §     WAIVER OF REVERSIONARY RIGHTS  
                              FOR ROYAL OAKS SUBDIVISION  
COUNTY OF KERR     §     KERR COUNTY, TEXAS

WHEREAS, previously hereto in various deeds of record in the Deed Records of Kerr County, Texas the undersigned persons and entities, as Grantors, executed various deeds (herein "the original deeds") conveying various lands out of a subdivision then known as and now known as Royal Oaks Subdivision, situated in Kerr County, Texas, as reflected by and according to plat prepared by F. M. Kuykendall dated the 24th day of May 1948, (said subdivision being herein called "the Subdivision");

AND WHEREAS, the Subdivision is more specifically described by metes and bounds in two certain Warranty Deeds, one such deed being executed by G. L. Richeson and wife, Iva Byas Richeson to A. C. Wolfmueller and wife, G. Charlotte Wolfmueller dated June 25, 1946 recorded in Volume 79 at Page 584 of the Deed Records of Kerr County, Texas, and the other such deed being executed by W. G. Ward and wife, Lola Blair Ward to A. C. Wolfmueller dated August 6, 1946 recorded in Volume 80 at Page 170 of the Deed Records of Kerr County, Texas, to which deeds and the record thereof reference is here made for all purposes, each such deed conveying an undivided interest in and to 12.9 acres and 57.9 acres out of Survey 146, Abstract No. 137, Kerr County, Texas;

AND WHEREAS, in each of the prior deeds executed by the undersigned conveying lands out of Royal Oaks Subdivision certain restrictions applicable to the lands conveyed were recited therein, and said deeds further provided that violations of such restrictions would cause title to the lands conveyed to revert to and vest in Grantors therein, their heirs, successors, and assigns (herein referred to as the "Possibility of Reverter"), such Possibility of Reverter being recited therein in the following language:

"The compliance with the hereinbefore set out restrictions is a primary consideration for the sale of said land hereinbefore described, and if any of said restrictions are violated by the sale of said land hereinbefore described, and if any of said restrictions are violated by any property owner or any person holding under a property owner, then in that event title to said lands herein conveyed shall revert to and vest in Grantors herein, their heirs, successors and assigns, as fully and as completely as though this deed were never made, executed and delivered; the record owner, however, having been given written notice, by Grantors, their heirs, successors or assigns, and not having corrected such violation within thirty (30) days of the receipt of said notice."

AND WHEREAS, D. E. Packard and A. C. Wolfmueller and Charlotte Wolfmueller have maintained their personal residences in the Subdivision for a number of years and now reside there and are aware of no violation of such restrictions ever having occurred;

AND WHEREAS, the undersigned original Grantors now do not wish to continue the Possibility of Reverter described and retained in the original deeds and wish to abandon and waive such rights;

NOW THEREFORE, for the purpose of clarifying the title to all lands now located in the Subdivision, A. C. Wolfmueller, Charlotte Wolfmueller, and the D. E. Packard Educational Trust do hereby irrevocably waive and abandon and declare null and void

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any and all rights of reverter contained and described in the Possibility of Reverter contained in any deed or other instrument describing, conveying, or pertaining to any and all lands contained in the Subdivision and specifically including and applying to but not limited to the lands described in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein for all purposes.

Signed this 5 day of Nov, 1982.

D. E. Packard Educational Trust

A. C. Wolfmueller  
A. C. Wolfmueller

By: [Signature]  
D. E. Packard, Trustee

Charlotte Wolfmueller  
Charlotte Wolfmueller

By: [Signature]  
Hilmar Pressler, Trustee

By: [Signature]  
Joe Burkett, Jr., Trustee

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this the 5<sup>th</sup> day of November, 1982 by A. C. WOLFMUELLER.

FILED FOR RECORD

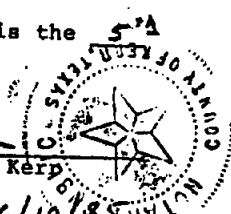
at 4:15 o'clock P.M.

NOV 10 1982

EMMIE M. MUENKER

Clerk County Court, Kerr County, Texas  
By [Signature] Deputy

Edgar A. Wallace  
Notary Public, County of Kerr  
State of Texas  
My commission expires: 6/10/85  
Edgar A. Wallace  
(Printed or Typed Name of Notary)

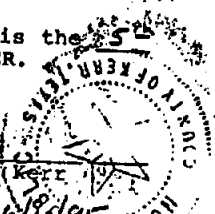


THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this the 5<sup>th</sup> day of November, 1982 by CHARLOTTE WOLFMUELLER.

Edgar A. Wallace  
Notary Public, County of Kerr  
State of Texas  
My commission expires: 6/10/85  
Edgar A. Wallace  
(Printed or Typed Name of Notary)




THE STATE OF TEXAS §

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COUNTY OF KERR §

This instrument was acknowledged before me on this the 5<sup>th</sup>  
day of November, 1982 by D. E. PACKARD, in the capacity  
therein stated.

Edgar A. Wallace  
Notary Public, County of Kerr  
State of Texas  
My commission expires: 6/10/85  
Edgar A. Wallace  
(Printed or Typed Name of Notary)

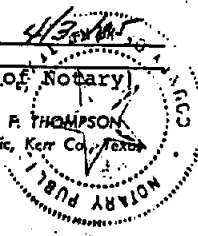


THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this the 5<sup>th</sup>  
day of November, 1982 by HILMAR PRESSLER, in the  
capacity therein stated.

William F. Thompson  
Notary Public, County of Kerr  
State of Texas  
My commission expires: 4/30/85  
William F. Thompson  
(Printed or Typed Name of Notary)



WILLIAM F. THOMPSON  
Notary Public, Kerr Co., Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this the 5<sup>th</sup>  
day of November, 1982 by JOE BURKETT, JR. in the  
capacity therein stated.

Edgar A. Wallace  
Notary Public, County of Kerr  
State of Texas  
My commission expires: 6/10/85  
Edgar A. Wallace  
(Printed or Typed Name of Notary)

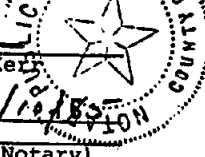


EXHIBIT "A"

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I. PROPERTY:

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, out of original Survey No. 146, in the name of Wm. C. Francis, about 2-1/2 miles S.30°0'W. of Kerrville, Texas, and being described by metes and bounds as follows, to-wit:

Containing 1.23 acre of land, more or less, and being Site No. 34, out of the proposed Royal Oaks Subdivision, according to the plat prepared by F. M. Kuykendall on the 24th day of May 1948, to which plat reference is here made for all purposes of description, and described as follows:

BEGINNING at an iron stake set 3670 feet S.45°0'W. and 778 feet N.11°54'W. and 770.4 feet S.55°30'W. and 300 feet S.67°18'W. and 243 feet S.13°35'W. and N.45°W. 284.5 feet and S.34°42'W. 70 feet and S.71°5'W. 100 feet, and S.89°50'W. 120 feet, and N.71°40'W. 120 feet, and N.43°10'W. 180 feet and N.45°E. 258.3 feet from the East or lower river corner of said Survey No. 146, Wm. C. Francis, for the South corner of Site No. 34 of the proposed Royal Oaks Subdivision, according to the said map prepared by F. M. Kuykendall on May 24, 1948, to which plat reference is here made for a more complete description thereof;

THENCE N.45°W. 258 feet for the West corner of said Site No. 34 in the S.E. line of a roadway;

THENCE N.39°33'E. along said South line of said roadway 201 feet for the N. corner of this tract, said N. corner being the W. corner of Site No. 35 in said subdivision;

THENCE S.45°E. 277 feet for the East corner of this tract;

THENCE S.45°W. 200 feet to the place of BEGINNING; said tract containing 1.23 acre of land, more or less; being the same and identical property conveyed to Floyd E. Niederhiser and wife, Lizetta E. Niederhiser by Jesse Ulloa and wife, Virginia Ulloa, by deed dated February 10, 1978, recorded in Volume 205, Page 196, Deed Records of Kerr County, Texas, to which instrument and the record thereof reference is here made for all purposes.

II. EXCEPTIONS:

1. Easement and Restrictions recorded in Volume 114, Page 580 and Volume 152, Page 614, Deed Records of Kerr County, Texas;
2. Easement dated December 13, 1948 to L.C.R.A., recorded in Volume 1, Page 160, Easement Records of Kerr County, Texas;
3. Easement dated March 27, 1948 to L.C.R.A., recorded in Volume 1, Page 303, Easement Records of Kerr County, Texas;
4. Easement dated January 9, 1960 to L.C.R.A., recorded in Volume 3, Page 467, Easement Records of Kerr County, Texas;
5. Taxes for the year 1982 and subsequent years;
6. Any visible and/or apparent roadways or easements over or across the subject property.

All that certain tract or parcel of land, situated in Kerr County, Texas, out of Survey No. 146, in the name of Wm. C. Francis, about 1 1/2 miles South of Kerrville, its county seat, containing 1.39 acres of land, more or less, and being SITE NO. 30, out of the proposed Royal Oaks Subdivision, according to the plat prepared by F. M. Kuykendall on the 24th day of May, 1948, to which plat reference is here made for all purposes, and said Site being more fully described by metes and bounds as follows, to-wit:

BEGINNING at an iron stake set S.46°27'W. 200 feet; and S.49°37'W. 200.4 feet and 197 feet S.58°38'West and 176.4 feet S.62°58'W. and 182 feet S.63°34'W. and 185 feet S.68°18'W. and 1098 feet N.11°54'W. and 3670 feet S.45°0'W. from the East or lower river corner of said Survey No. 146, Wm. C. Francis; said stake being the East corner of Site No. 30 of the proposed Royal Oaks Subdivision, and the South corner of that one certain tract of land heretofore conveyed to W. B. Storey, et ux by Deed of record in Vol. 99 at page 68, Deed Records of Kerr County, Texas;

THENCE N.45°W. 288 feet for the North corner of this tract;

THENCE S.45°W. 200 feet for the West corner of this tract;

THENCE S.45°E. 321 feet to stake in roadway for South corner of this tract;

THENCE N.35°36'W. 202.7 feet along the line of said roadway to the place of BEGINNING, and being the same and identical property conveyed to Edgar A. Wallace and wife, Nancy S. Wallace, by Deed dated July 14, 1971, recorded in Volume 150, Page 390, Deed Records of Kerr County, Texas, to which instrument and its record reference is here made for all purposes.

FIDELITY ABSTRACT AND TITLE CO.

33 Earl Garrett #8262/1

Kerr County, Texas 78028  
WAIVER OF REVERSIONARY RIGHTS  
FOR ROYAL OAKS SUBDIVISION,  
KERR COUNTY, TEXAS

*Royal Oaks Subdivision*

*To  
The Public*

FILED FOR RECORD

at 4:15 o'clock P.M.

NOV 10 1982

EMME M. MUENKER

Clerk County Court, Kerr County, Texas  
By *Emme M. Muenker* Deputy

*Return To:*

WALLACE, JACKSON & ABLES  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
829 JEFFERSON STREET  
KERRVILLE, TEXAS 78028

Filed for record November 10, 1982 at 4:15 O'Clock P.M.

Recorded November 16, 1982

EMME M. MUENKER, Clerk

By *Emme M. Muenker* Deputy

WAIVER OF REVERSIONARY RIGHTS  
FOR ROYAL OAKS SUBDIVISION  
KERR COUNTY, TEXAS

STATE OF TEXAS     §

COUNTY OF KERR     §

WHEREAS, prior hereto in various Deeds of record in the Deed Records of Kerr County, Texas, including those hereinafter set forth, the undersigned persons, acting individually and in combination (herein the "undersigned"), as Grantors, executed various Deeds (herein "the Original Deeds") conveying various lands out of a subdivision then known as and now known as Royal Oaks Subdivision, situated in Kerr County, Texas, as reflected by and according to an unrecorded Plat prepared by F. M. Kuykendall, dated May 24, 1948 (said subdivision being herein called "the Subdivision");

AND WHEREAS, the Subdivision is more specifically described by metes and bounds in two certain Warranty Deeds, one such Deed being executed by G. L. Richeson and wife, Iva Byas Richeson to A. C. Wolfmueller, dated June 25, 1946 recorded in Volume 79 at Page 584 of the Deed Records of Kerr County, Texas, and the other such Deed being executed by W. G. Ward and wife, Lola Blair Ward to A. C. Wolfmueller dated August 6, 1946 recorded in Volume 80 at Page 170 of the Deed Records of Kerr County, Texas, to which Deeds and the record thereof reference is here made for all purposes, each such Deed conveying an undivided interest in and to the therein described acreage out of Survey 146, patented to William C. Francis, Kerr County, Texas;

AND WHEREAS, by Deed dated January 24, 1972, recorded in Volume 154, Page 79 of the Deed Records of Kerr County, Texas, A. C. Wolfmueller and wife, Charlotte Wolfmueller, Grantors therein, conveyed their undivided one-half (1/2) interest in and to all those certain tracts and parcels of land out of Original Survey No. 146 in the name of William C. Francis, Kerr County, Texas (the Subdivision) to Duan E. Packard, Jr., Barbara Packard Mathews and Dighton Packard, Grantees therein, and in said Deed certain restrictions were set forth applicable to the lands conveyed, and said Deed further providing that violations of such restrictions

would cause title to the lands conveyed to revert to and vest in Grantors therein, their heirs, successors and assigns (herein referred to as the "possibility of reverter"), such possibility of reverter being recited therein in the following language:

"The compliance with the hereinbefore set out restrictions is a primary consideration for the sale of said land hereinbefore described, and if any of said restrictions are violated by any property owner or any person holding under a property owner, then in that event title to said lands herein conveyed shall revert to and vest in Grantors herein, their heirs, successors and assigns, as fully and as completely as though this deed were never made, executed and delivered; the record owner, however, having been given written notice, by Grantors, their heirs, successors or assigns, and not having corrected such violation within thirty (30) days of the receipt of said notice."

AND WHEREAS, by Quitclaim Deed dated January 24, 1972, recorded in Volume 154, Page 84 of the Deed Records of Kerr County, Texas, D. E. Packard and wife, Eleanor Packard, Grantor therein, conveyed to Duan E. Packard, Jr., Barbara Packard Mathews and Dighton Packard, Grantees therein, all their right, title and interest in and to those certain tracts or parcels of land lying in Kerr County, Texas, more particularly described in said Quitclaim Deed and being the same real property described in the above referenced Deed recorded in Volume 154, Page 79 of the Deed Records of Kerr County, Texas, and in said Quitclaim Deed there is set forth the same restrictions as set forth in said Deed recorded in Volume 154, Page 79 of the Deed Records of Kerr County, Texas and the same and identical possibility of reverter provisions, with said possibility of reverter being to Grantors of said Quitclaim Deed, their heirs, successors and assigns;

AND WHEREAS, D. E. Packard is deceased and Eleanor S. Packard and Barbara Ann Packard Mathews were appointed and duly qualified as Co-Independent Executors of his estate, and the heirs of D. E. Packard, Deceased on his date of death and on date hereof are Eleanor S. Packard, the surviving spouse, and his children, Duan E. Packard, Jr., Barbara Ann Packard Mathews and Dighton C. Packard;

AND WHEREAS, in each of the prior Deeds executed by the undersigned, individually or in combination thereof, conveying lands out of the Subdivision, certain restrictions applicable to the lands conveyed were recited therein, and said Deeds further



provided that violation of such restrictions would cause title to the land conveyed to revert and vest according to the possibility of reverter provisions;

AND WHEREAS, the undersigned, which include the original Grantors and the heirs of the deceased Grantor, D. E. Packard, do not wish to continue the possibility of reverter described and retained in the Original Deeds, which Original Deeds include that certain Deed recorded in Volume 154, Page 79 of the Deed Records of Kerr County, Texas, and Quitclaim Deed recorded in Volume 154, Page 84 of the Deed Records of Kerr County, Texas, and wish to abandon and waive such possibility of reverter rights;

NOW THEREFORE, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, and for the purposes of clarifying the title to all lands now located in the Subdivision, the undersigned, being the persons entitled to enforce the possibility of reverter rights as pertain to the subject lands described and referred to herein, do hereby irrevocably waive and abandon, release and discharge, and declare null and void any and all rights of reverter (reversionary rights) that pertain in any way or are in any way applicable to any and all lands contained in the Subdivision, including but not limited to, Site No. 13, Royal Oaks Subdivision and the lands described in Exhibit "A" attached hereto and incorporated herein for all purposes; and provided further, the undersigned do hereby irrevocably waive and abandon, release and discharge, and declare null and void any and all rights of reverter (reversionary rights) contained and described in any Deed or other instrument describing, conveying or pertaining to any and all lands contained in the Subdivision, the lands described in Exhibit "A" attached hereto, including that certain Warranty Deed recorded in Volume 154, Page 79 of the Deed of Records of Kerr County, Texas, and that certain Quitclaim Deed recorded in Volume 154, Page 84 of the Deed Records of Kerr County, Texas.

This instrument is given and executed in addition to that certain Waiver of Reversionary Rights for Royal Oaks Subdivision,

Kerr County, Texas dated November 5, 1982, recorded in Volume 268, Page 338 of the Deed Records of Kerr County, Texas, executed by A. C. Wolfmueller, Charlotte Wolfmueller and D. E. Packard, Trustee, Hilmer Pressler, Trustee and Joe Burkette, Jr., Trustee for the D. E. Packard Education Trust, and is not intended to replace or modify said instrument.

EXECUTED this 28th day of March, 1989.

A. C. Wolfmueller  
A. C. WOLFMUELLER

Charlotte Wolfmueller  
CHARLOTTE WOLFMUELLER

Eleanor S. Packard  
ELEANOR PACKARD (also known as Eleanor S. Packard), Individually and as Co-Independent Executrix of the Estate of D. E. Packard, Deceased

Barbara Packard Mathews  
BARBARA PACKARD MATHENS (also known as Barbara Ann Packard Mathews), Individually and as Co-Independent Executrix of the Estate of D. E. Packard, Deceased

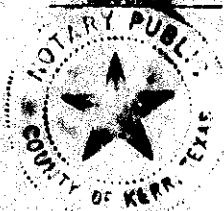
Duan E. Packard, Jr.  
DUAN E. PACKARD, JR.

Dighton C. Packard  
DIGHTON PACKARD (also known as Dighton C. Packard)

STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 28th day of March, A.D., 1989, by A. C. WOLFMUELLER.



Gemma L. Paschel  
Notary Public, State of Texas  
My commission expires: 10/1/93  
Gemma L. Paschel  
Notary's typed or printed name

STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 28th day of March, A.D., 1989, by CHARLOTTE WOLFMUELLER.



Gemma L. Paschel  
Notary Public, State of Texas  
My commission expires: 10/1/93  
Gemma L. Paschel  
Notary's typed or printed name

STATE OF TEXAS            §  
COUNTY OF KERR           §

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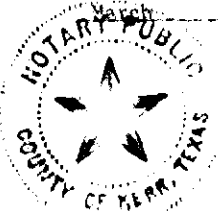
NOTARY PUBLIC  
COUNTY OF KERR, TEXAS

This instrument was acknowledged before me on the 12<sup>th</sup> day of February, A.D., 1989, by ELEANOR PACKARD, also known as Eleanor S. Packard, in the capacity stated therein.

Beth LeMelleur  
Notary Public, State of Texas  
My commission expires: 3-22  
Beth LeMelleur  
Notary's typed or printed name

THE STATE OF TEXAS            §  
COUNTY OF KERR            §

This instrument was acknowledged before me on the 28<sup>th</sup> day of March, A.D., 1989, by DUAN E. PACKARD, JR.



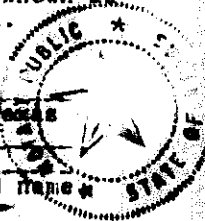
Annmarie T. Reschel  
Notary Public, State of Texas  
My commission expires: 10/1/92  
Annmarie T. Reschel  
Notary's typed or printed name

THE STATE OF TEXAS            §  
COUNTY OF WORTH           §

This instrument was acknowledged before me on the 17<sup>th</sup> day of April, A.D., 1989, by BARBARA PACKARD MATHEWS, also known as Barbara Ann Packard Mathews, in the capacity stated therein.



Denton Packard  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_  
Notary's typed or printed name



THE STATE OF TEXAS            §  
COUNTY OF WORTH           §



This instrument was acknowledged before me on the 10<sup>th</sup> day of April, A.D., 1989, by DIGHTON PACKARD, also known as Dighton C. Packard.

D. Packard  
Notary Public, State of Texas  
My commission expires: 3-17-92  
D. PACKARD  
Notary's typed or printed name

1. PROPERTY:

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, out of Original Survey No. 146, in the name of Wm. C. Francis, about 2 1/2 miles S.30°0'W. of Kerrville, Texas, and being described by metes and bounds as follows, to-wit:

Containing 1.23 acres of land, more or less, and being Site No. 34, out of the proposed Royal Oaks Subdivision, according to the plat prepared by F. M. Kuykendall on the 24th day of May 1948, to which plat reference is here made for all purposes of description, and described as follows:

BEGINNING at an iron stake set 3670 feet S.45°0'W. and 778 feet N.11°54'W. and 770.4 feet S.55°30'W. and 300 feet S.67°19'W. and 243 feet S.13°35'W. and N.45°W. 284.5 feet and S.34°42'W. 70 feet and S.71°5'W. 100 feet, and S.89°50'W. 120 feet, and N.71°40'W. 120 feet, and N.43°10'W. 180 feet and N.45°E. 258.3 feet from the East or lower river corner of said Survey No. 146, Wm. C. Francis, for the South corner of Site No. 34 of the proposed Royal Oaks Subdivision, according to the said map prepared by F. M. Kuykendall on May 24, 1948, to which plat reference is here made for a more complete description thereof:

THENCE N.45°W. 258 feet for the West corner of said Site No. 34 in the S.E. line of a roadway;

THENCE N.39°33'E. along said South line of said roadway 201 feet for the N. corner of this tract, said N. corner being the W. corner of Site No. 35 in said subdivision;

THENCE S.45°E. 277 feet for the East corner of this tract;

THENCE S.45°W. 200 feet to the place of BEGINNING, said tract containing 1.23 acres of land, more or less; being the same and identical property conveyed to Floyd E. Niederhiser and wife, Lisetta E. Niederhiser by Jesse Ulloa and wife, Virginia Ulloa, by deed dated February 16, 1948, recorded in Volume 205, Page 196, Deed Records of Kerr County, Texas, to which instrument and the record thereof reference is here made for all purposes.

II. EXCEPTIONS:

1. Easement and Restrictions recorded in Volume 114, Page 580 and Volume 152, Page 614, Deed Records of Kerr County, Texas;
2. Easement dated December 13, 1948 to L.C.H.A., recorded in Volume 1, Page 160, Easement Records of Kerr County, Texas;
3. Easement dated March 27, 1948 to L.C.H.A., recorded in Volume 1, Page 303, Easement Records of Kerr County, Texas;
4. Easement dated January 5, 1948 to L.C.H.A., recorded in Volume 1, Page 467, Easement Records of Kerr County, Texas;
5. Taxes for the year 1951 and subsequent years;
6. Any visible and/or apparent roadways or easements over or across the subject property.

TRACT II:

1. PROPERTY:

All that certain tract or parcel of land, situated in Kerr County, Texas, out of Survey No. 146, in the name of Wm. C. Francis, about 1 1/2 miles South of Kerrville, its county seat, containing 1.39 acres of land, more or less, and being SITE NO. 30, out of the proposed Royal Oaks Subdivision, according to the plat prepared by F. M. Kuykendall on the 24th day of May, 1948, to which plat reference is here made for all purposes, and said Site being more fully described by metes and bounds as follows, to-wit:

BEGINNING at an iron stake set S.46°27'W. 200 feet; and S.49°37'W. 200.4 feet and 197 feet S.56°38'W. and 176.4 feet S.62°58'W. and 182 feet S.63°34'W. and 185 feet S.68°19'W. and 1098 feet N.11°54'W. and 3670 feet S.45°0'W. from the East or lower river corner of said Survey No. 146, Wm. C. Francis, said stake being the East corner of Site No. 30 of the proposed Royal Oaks Subdivision, and the South corner of that one certain tract of land heretofore conveyed to W. B. Storey, et ux by Deed of record in Vol. 99 at page 68, Deed Records of Kerr County, Texas;

THENCE N.45°W. 288 feet for the North corner of this tract;

THENCE S.45°W. 200 feet for the West corner of this tract;

THENCE S.45°E. 321 feet to stake in roadway for South corner of this tract;

THENCE N.35°36'W. 202.7 feet along the line of said roadway to the place of BEGINNING, and being the same and identical property conveyed to Roger A. Wallace and wife, Nancy E. Wallace by Deed dated July 14, 1951, recorded in Volume 152, Page 614, Deed Records of Kerr County, Texas;

RECORDERS NOTICE  
THIS INSTRUMENT IS FILED FOR RECORD IN THE PUBLIC RECORDS OF KERR COUNTY, TEXAS, THIS 10TH DAY OF AUGUST, 1951.

Notations here: when the title of the document is  
being recorded, the title of the document should be  
the state of Texas  
COUNTY OF KERR  
I hereby certify that this document was filed in the Public Records on the  
day and at the time hereon and by the day was duly recorded in the  
Official Public Records of Kerr County, Texas on

MAY 18 1989



Patricia Dye  
COUNTY CLERK, KERR COUNTY, TEXAS

RECORDED IN Real Property  
FILE DATE: May 18, 1989  
FILE TIME: 4:00 O'CLOCK P M  
VOL. 509 PAGE 749  
RECORDING DATE

MAY 18 1989



PATRICIA DYE  
COUNTY CLERK, KERR COUNTY  
BY Cathy Nichols  
Deputy

Return to:  
Sundance Abstract & Title Co.  
800a Jefferson P.O. Box 509  
Kerrville TX 78608  
wb# 890151

DEPT. OF...  
IN...  
...

PATRICIA DYE  
COUNTY CLERK, KERR COUNTY, TEXAS  
...

MAY 18 1989

FILED FOR RECORD  
at 4:30 P.M. 9

**Extension of Restrictions  
for  
Royal Oaks Subdivision**

Each of the undersigned persons whose signature appears below (individually and collectively referred to as "Site Owner") hereby enter into this written Agreement ("Agreement") for the extension of certain restrictive covenants and mutually agree each with the other as follows:

**I. Definitions.** The following terms and phrases shall have the meaning stated below for purposes of this Agreement:

a. "Royal Oaks" shall mean, refer to, and include (i) all of the land originally encompassed by the perimeter boundary of that certain unrecorded Map or Plat of Royal Oaks Subdivision prepared by F. M. Kuykendall on the 24th day of May, 1948 now retained in the file for unrecorded or unofficial plats in the Real Property Records or the general files and records of the County Clerk in Kerr County, Texas, and (ii) all lots, Sites, or tracts of land described in the deeds into the current Site Owners referred to by Volume and Page reference to the Real Property Records of Kerr County, Texas as set forth below opposite each current Site Owner's name or names, and (iii) all of the lands described by metes and bounds in two certain Warranty Deeds, one such deed having been executed by G. L. Richeson and wife, Iva Byas Richeson, to A. C. Wolfmueller, dated June 25, 1946, and recorded in Volume 79 at Page 584 of the Deed Records of Kerr County, Texas, and the other such deed having been executed by W. G. Ward and wife, Lola Blair Ward to A. C. Wolfmueller, dated August 6, 1946, recorded in Volume 80 at Page 470, all such lands being out of Survey No. 146, patented to William C. Francis, Abstract No. 137, Kerr County, Texas, to which instruments and the record thereof reference is here made for all purposes.

b. "Restrictions" mean all of the restrictions and restrictive covenants that previously existed and applied to any Site located in Royal Oaks, as reflected in the deeds and conveyances of record in Kerr County, Texas which affect or are contained in the chain of title to any Site located in Royal Oaks, with the exception of any provisions in the chain of title for any Site or part of Royal Oaks for reversion of title, which provisions for reversion of title have been previously waived and are hereby agreed to remain ineffective and are not reactivated in any manner by this Agreement.

c. "Site Owner" means, as of the date of this Agreement, the current owners whose signatures appear below who own any Site in Royal Oaks, or as to any time in the future, the then owners of any such Site or Sites in Royal Oaks.

d. "Site" means all of the respective tract or tracts of land described in the particular deed or deeds referred to by Volume and Page of recording in the Real Property

Records of Kerr County, Texas as noted or reflected opposite the signature of the respective current Site Owner whose signature or signatures appear below.

**3. Retroactive; Five Year Extension; Automatic Thereafter.** The Restrictions, as extended, and when recorded in the Real Property Records of Kerr County, Texas, shall be effective retroactively to December 31, 1997, or the date on which any prior restrictions for any Site in Royal Oaks expired, whichever is earlier. The Restrictions by mutual agreement are hereby extended from December 31, 1997 for a term of 5 additional years until January 1, 2003, after which time the Restrictions shall be automatically extended for successive additional terms of 5 years each for an indefinite period of time, unless and until a written instrument, abolishing in whole or in part or amending all or any part of the Restrictions, and signed by at least 80% of the then Site Owners, has been recorded at least 90 days prior to the effective date of such instrument. The Restrictions, as extended, are covenants that shall bind all of the Sites in Royal Oaks whose Site Owners have signed this Agreement, and shall likewise be binding upon each such Site Owner's heirs, successors and assigns, and shall be covenants that run with the land.

**4. One Vote Per Site.** For purposes of determining whether any percentage requirement for action or non-action by Site Owners of Royal Oaks has been met, each Site shall be deemed to have one single vote, regardless of the number of persons or entities owning such Site.

**5. Savings Clause.** Any existing structure, residence, or outbuilding which now violates the set-back requirements or structural requirements of the Restrictions is hereby agreed to be in conformity to the Restrictions and shall not be deemed in violation of such Restrictions. However, all future new construction or repairs or remodeling begun after December 31, 1997 shall comply with the Restrictions in effect at the time such new construction or future repairs and remodeling is begun.

**6. Enforceability; Attorney's Fees.** Any Site Owner may enforce the Restrictions by seeking injunctive relief against the continuation of any violation of the Restrictions that occurs or is threatened to occur. In event a violation of Restrictions is judicially determined in a court of law to exist or is about to occur, the Site Owner whose actions are in violation of the Restrictions shall be liable to all other Site Owners for all attorneys' fees, costs of court, expenses, and damages incurred by them or by any one of them as a result of the violating Site Owner's actions that are in violations of the Restrictions. Injunctive relief may be granted without the necessity of the complaining Site Owner being required to file a bond or security of any type as a prerequisite to obtaining injunctive or other relief.

Signed by the undersigned Site Owners and effective as of December 31, 1997.

Site Owners' Signature	Mail Address	Site No.	Deed: Volume/ Page
------------------------	--------------	----------	--------------------

Mailing  
AddressSite Owner's SignatureSite  
No.Deed:  
Vol/Page101 Royal Oaks Road  
Kerrville, TX 78028  
DONALD E. SCOTT

23

197/126

102 Royal Oaks Road  
Kerrville, TX 78028  
MILDRED I. SCOTT

22

657/215

103 Royal Oaks Road  
Kerrville, TX 78028  
PATRICIA NORDYKE CALLAWAY

41

163/619

  
BILLY R. CATHEY  
PHYLLIS JOANNE CATHEY104 Royal Oaks Road  
Kerrville, TX 78028ESTATE OF ALBERT WOLFMUELLER, 21  
DECEASED (2.3 acres)

85/259

By:   
Charlotte WolfmueLLer,  
Executrix  
CHARLOTTE WOLFMUELLER,  
Individually105 Royal Oaks Road  
Kerrville, TX 78028  
DELLIE R. VOELKEL

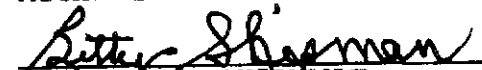
40

190/207

  
DORIS VOELKEL106 Royal Oaks Road  
Kerrville, TX 78028  
MICHAEL DOUGLAS SHIPMAN

20

656/786



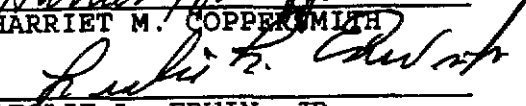






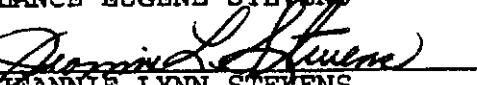
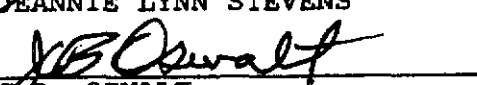



  
BETTY LANE SHIPMAN107 Royal Oaks Road  
Kerrville, TX 78028  
ROBERT E. RODGERS

39

498/432

  
BARBARA RODGERS



<u>Mailing Address</u>	<u>Site Owner's Signature</u>	<u>Site No.</u>	<u>Deed: Vol/Page</u>
108 Royal Oaks Road Kerrville, TX 78028	PAULINE WEST	19	264/117
109 Royal Oaks Road Kerrville, TX 78028	 JAMES L. COPPERSMITH	38	793/563
	 HARRIET M. COPPERSMITH		
110 Royal Oaks Road Kerrville, TX 78028	 LESLIE L. ERWIN, JR.	18	593/532
	 MARJORIE N. ERWIN		
111 Royal Oaks Road Kerrville, TX 78028	 ROBERT W. RANDLE	37	487/280
	 IRMA JOYCE RANDLE		
112 Royal Oaks Road Kerrville, TX 78028	 CHRISTOPHER DAVID KEEN	17	835/504
	 LESLIE VIRGINIA ALVES KEEN		
113 Royal Oaks Road Kerrville, TX 78028	 LANCE EUGENE STEVENS	36	566/727
	 JEANNIE LYNN STEVENS		
114 Royal Oaks Road Kerrville, TX 78028	 J.B. OSWALT	16	786/583
	 STACY W. OSWALT		
115 Royal Oaks Road Kerrville, TX 78028	 HARRY A. TURNPAUGH	35	147/310
	 RUTH H. TURNPAUGH		

<u>Mailing Address</u>	<u>Site Owner's Signature</u>	<u>Site No.</u>	<u>Deed: Vol/Page</u>
116 Royal Oaks Road Kerrville, TX 78028	<u>Alan J. Swirsky</u> ALAN J. SWIRSKY	15	548/815
117 Royal Oaks Road Kerrville, TX 78028	<u>Amalia Swirsky</u> AMALIA SWIRSKY		
	THE GARY GREEN GRANTOR'S TRUST By: <u>Bruce L. James, Trustee</u>	34	268/374
118 Royal Oaks Road Kerrville, TX 78028	<u>GARY M. GREEN</u> <u>Stanley S. Bujak</u> STANLEY S. BUJAK	14	817/28
119 Royal Oaks Road Kerrville, TX 78028	<u>Dereesa J. Bujak</u> DEREESA J. BUJAK		
	<u>Herbert W. Lester</u> HERBERT W. LESTER	33	891/65
	<u>Grace W. Lester</u> GRACE W. LESTER		
120 Royal Oaks Road Kerrville, TX 78028	<u>John H. Burrell by Hilma Lee Burrell</u> JOHN H. BURRELL <u>Hilma Lee Burrell</u> HILMA LEE BURRELL	13	507/128
121 Royal Oaks Road Kerrville, TX 78028	<u>Dora L. Harper</u> DORA L. HARPER aka Dora Latrice Harper	32	507/712
<u>603 Shirley Drive</u> Kerrville, TX 78028	<u>Barney K. Williams</u> BARNEY K. WILLIAMS	7 acres	150/588
	<u>Shirley Williams</u> SHIRLEY WILLIAMS		

Mailing  
Address

Site Owner's Signature

Site  
No.

Deed:  
Vol/Page

122 Royal Oaks Road  
Kerrville, TX 78028

JACKSON FAMILY TRUST

10, 11, 12

272/634

927/271

By: Patricia Rudd Jackson Karr  
Patricia Rudd Jackson Karr,  
Co-Trustee

By: Security State Bank and Trust,  
Co-Trustee

By: Rex Boyland  
Rex Boyland, Vice President & Trust Officer

126 Royal Oaks Road  
Kerrville, TX 78028

Thomas W. Nau  
THOMAS W. NAU

Parts of 781/393  
8 & 9

Susan Tillman  
SUSAN TILLMAN

128 Royal Oaks Road  
Kerrville, TX 78028

James A. Jones  
JAMES A. JONES

Parts of 581/500  
8 & 9

Mary H. Jones  
MARY H. JONES

129 Royal Oaks Road  
Kerrville, TX 78028

Rowena Davis Grayson  
ROWENA DAVIS GRAYSON

31

677/421

130 Royal Oaks Road  
Kerrville, TX 78028

James A. Miller  
JAMES A. MILLER

7

340/683

Joan Miller  
JOAN MILLER

131 Royal Oaks Road  
Kerrville, TX 78028

Edgar A. Wallace  
EDGAR A. WALLACE

30

150/390

Nancy S. Wallace  
NANCY S. WALLACE

132 Royal Oaks Road  
Kerrville, TX 78028

Joel E. Rios  
JOEL E. RIOS

6

763/227

Sandra K. Rios  
SANDRA K. RIOS

Mailing  
AddressSite Owner's SignatureSite  
No.Deed:  
Vol/Page133 Royal Oaks Road  
Kerrville, TX 78028ESTATE OF EVERETT M. PARKER, 29  
DECEASED

149/689

By: Alberta E. Parker  
Alberta E. Parker,  
ExecutrixAlberta E. Parker  
ALBERTA E. PARKER, Individually134 Royal Oaks Road  
Kerrville, TX 78028Melvin W. Heck 5  
MELVIN W. HECK

488/797

Joann Heck  
JOANN HECK135 Royal Oaks Road  
Kerrville, TX 78028Karen L. Beckmann 28  
KAREN L. BECKMANN

593/151

136 Royal Oaks Road  
Kerrville, TX 78028Catherine Abercrombie 4  
CATHERINE ABERCROMBIE

626/575

137 Royal Oaks Road  
Kerrville, TX 78028Ray E. Humphrey 27  
RAY E. HUMPHREY

613/280



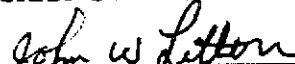



Evelyn E. Humphrey  
EVELYN E. HUMPHREY138 Royal Oaks Road  
Kerrville, TX 78028ESTATE OF JOHN D. DAVIS, JR. 3  
DECEASED

161/487

By: Arney Mitchell Davis  
Arney Mitchell Davis,  
ExecutrixArney Mitchell Davis  
ARNEY MITCHELL DAVIS,  
Individually139 Royal Oaks Road  
Kerrville, TX 78028Robin D. Moffat 26  
ROBIN D. MOFFAT

714/768

Carol S. Moffat  
CAROL S. MOFFAT

<u>Mailing Address</u>	<u>Site Owner's Signature</u>	<u>Site No.</u>	<u>Deed: Vol/Page</u>
140 Royal Oaks Road Kerrville, TX 78028	<u></u> JAMES J. BESIER	2	918/38
	<u></u> SARA S. BESIER		
141 Royal Oaks Road Kerrville, TX 78028	<u></u> JOHN W. LITTON	24, 25	182/521
	<u></u> EUGENIA LITTON		
142 Royal Oaks Road Kerrville, TX 78028	ESTATE OF WOODROW EPPERSON, DECEASED	1	100/439
	By: <u></u> Norma Epperson, Executrix		
	<u></u> NORMA EPPERSON, Individually		

ACKNOWLEDGMENTS

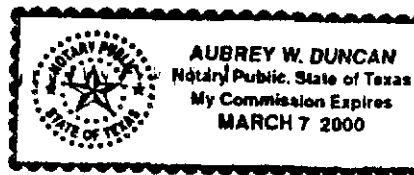
THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 22nd day of January, 1998, by DONALD E. SCOTT, MILDRED I. SCOTT, PATRICIA NORDYKE CALLAWAY, BILLY R. CATHEY, PHYLLIS JOANNE CATHEY, CHARLOTTE WOLFMUELLER, DELLIE R. VOELKEL, DORIS VOELKEL, BETTY JANE SHIPMAN, LESLIE L. ERWIN, JR., MARJORIE N. ERWIN, ROBERT W. RANDLE, IRMA JOYCE RANDLE, LANCE EUGENE STEVENS, J.B. OSWALT, STACY W. OSWALT, ALAN J. SWIRSKY, STANLEY S. BUJAK, DEREESA J. BUJAK, HERBERT W. LESTER, GRACE W. LESTER, DORA L. HARPER, PATRICIA RUDD JACKSON KARR, THOMAS W. NAU, SUSAN TILLMAN, JAMES A. JONES, MARY H. JONES, ROWENA DAVIS GRAYSON, JAMES A. MILLER, JOAN MILLER, EDGAR A. WALLACE, NANCY S. WALLACE, SANDRA K. RIOS, ALBERTA E. PARKER, MELVIN W. HECK, JOANN HECK, KAREN L. BECKMANN, RAY E. HUMPHREY, EVELYN E. HUMPHREY, ARNEY MITCHELL DAVIS, ROBIN D. MOFFAT, CAROL S. MOFFAT, JAMES J. BESIER, SARA S. BESIER, EUGENIA LITTON, and NORMA EPPERSON, in the capacity stated.

Aubrey W. Duncan  
Notary Public, State of Texas

RECORD Real Property  
VOL 937 PG 95  
RECORDING DATE



FEB 17 1998



Billie G. Meeker  
COUNTY CLERK, KERR COUNTY, TEXAS

Provisions herein which restrict the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law, THE STATE OF TEXAS }  
COUNTY OF KERR  
I hereby certify that this instrument was FILED in the File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Real Property of Kerr County, Texas on

FEB 17 1998



Billie G. Meeker  
COUNTY CLERK, KERR COUNTY, TEXAS

FILED FOR RECORD  
at 4:30 o'clock ..... P. .... M

FEB 13 1998

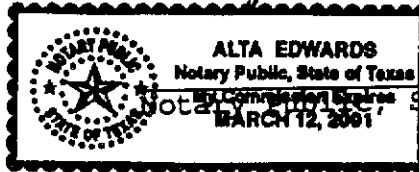
BILLIE G. MEEKER  
Clerk County Court, Kerr County, Texas  
James S. Smith Deputy

RECORDER'S NOTE  
AT TIME OF RECORDATION INSTRUMENT FOUND  
TO BE INADEQUATE FOR BEST PHOTOGRAPHIC  
REPRODUCTION DUE TO DEPTH & DARKNESS OF  
PRINT, COLOR OF PRINT OR INK, BACKGROUND OF  
PAPER, ILLEGIBILITY, CARBON OR PHOTO COPY, ETC.

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 27<sup>th</sup> day of January, 1998, by Harry A. Turnpugh, in the capacity stated.

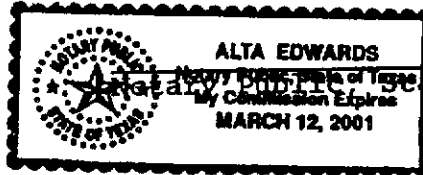


Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 27<sup>th</sup> day of January, 1998, by Ruth Turnpugh, in the capacity stated.

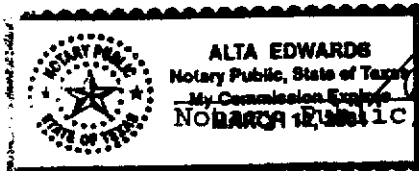


Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 27<sup>th</sup> day of January, 1998, by Amelia Levinsky, in the capacity stated.

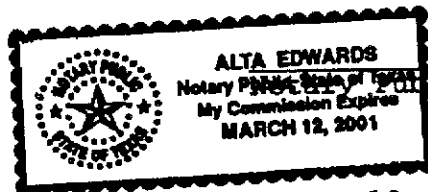


Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 30<sup>th</sup> day of January, 1998, by Michael Douglas Shipman, in the capacity stated.

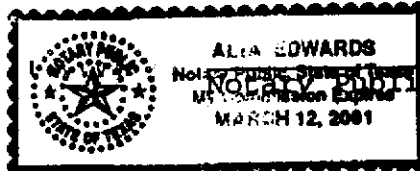


Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4<sup>th</sup> day of February, 1998, by Jeanne Lynn Stevens, in the capacity stated.

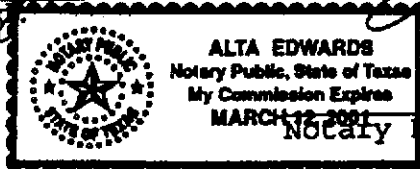


Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4<sup>th</sup> day of February, 1998, by John W. Lutton, in the capacity stated.



Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4<sup>th</sup> day of February, 1998, by Robert E. Rodgers, in the capacity stated.

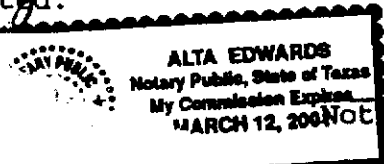


Alta Edwards  
Notary Public, State of Texas

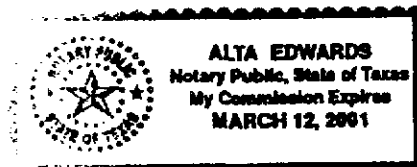
THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4<sup>th</sup> day of February, 1998, by Barbara Rodgers, in the capacity stated.



Alta Edwards  
Notary Public, State of Texas

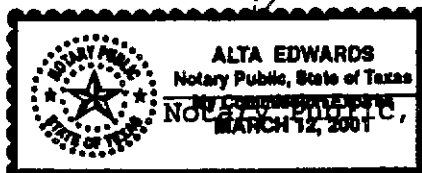




THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4<sup>th</sup> day of February, 1998, by Jerry M. Green, in the capacity stated.

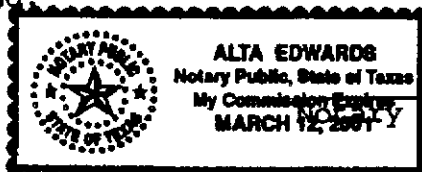


Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4<sup>th</sup> day of February, 1998, by Hilma Lee Burrell, in the capacity stated.

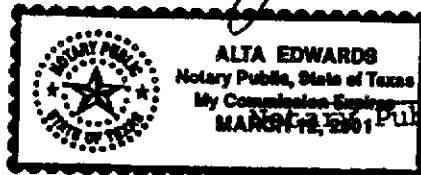


Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4<sup>th</sup> day of February, 1998, by John H. Burrell & Hilma Lee Burrell, in the capacity stated.

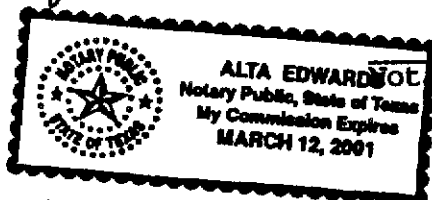


Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4<sup>th</sup> day of February, 1998, by Catherine Abernethy, in the capacity stated.



Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 5<sup>th</sup> day of February, 1998, by Barney K. Williams, in the capacity stated.

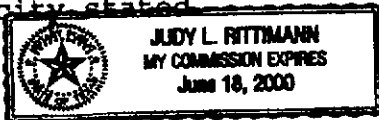


Judy L. Rittmann  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 5<sup>th</sup> day of February, 1998, by Shirley Williams, in the capacity stated.

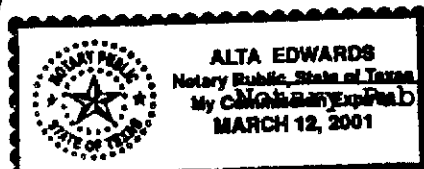


Judy L. Rittmann  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 6<sup>th</sup> day of February, 1998, by Christopher David Keen, in the capacity stated.

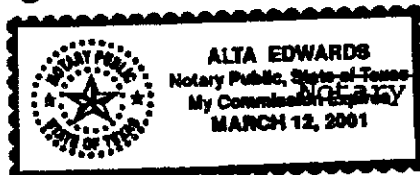


Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 6<sup>th</sup> day of February, 1998, by Leslie Virginia Alvar Keen, in the capacity stated.



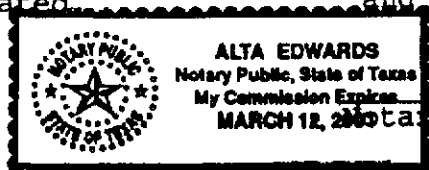
Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

VOL 0937 PAGE 108

COUNTY OF KERR §

This instrument was acknowledged before me on this 13th day of February, 1998, by Rex L. Boyland, Sr. Vice President, in the capacity stated and Trust Officer



Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 1998, by \_\_\_\_\_, in the capacity stated.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 1998, by \_\_\_\_\_, in the capacity stated.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 1998, by \_\_\_\_\_, in the capacity stated.

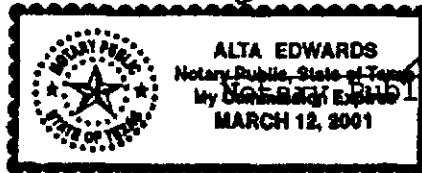
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:  
✓ E. A. Wallace  
820 Main St., Suite 100  
Kerrville, Texas 78028

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 6<sup>th</sup> day of February, 1998, by James L. Coppersmith, in the capacity stated.



Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 6<sup>th</sup> day of February, 1998, by Harriet M. Coppersmith, in the capacity stated.

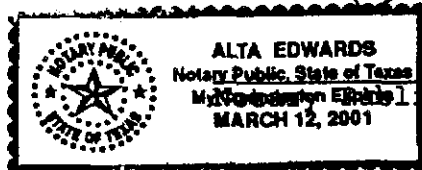


Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 9<sup>th</sup> day of February, 1998, by Joel E. Rios, in the capacity stated.



Alta Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 10<sup>th</sup> day of February, 1998, by Bruce L. James, Trustee of THE GARY, GREEN GRANTOR'S TRUST, in the capacity stated.

Jeanice Johnston  
Notary Public, State of Texas

