

SECRET

Special Warranty Deed: Page 1

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

- All the oil, gas and other minerals and/or royalties heretofore reserved and/or conveyed, together with all incidental rights of ingress and egress for the purpose of producing, saving, storing, treating and removing therefrom any and all such oil, gas and other minerals.
- Mineral reservation set out in Warranty Deed, dated April 12, 0191 from Lille R. Gibson, single woman, Individually and as Executor of the Estate of Henry C. Gibson, deceased and as Trustee of the Family Trust referred to in the will of Henry C. Gibson, Deceased to Spence & Spence Developers, Inc, recorded in Volume 1664, Page 191, Real Property Records of Wood County, Texas, reference to which instrument is here made for all purposes. Title to said interest not check subsequently to date to aforesaid instrument.
- Mineral reservation set out in Warranty Deed, dated August 22, 2001 from Lillie R. Gibson, Executor Estate of H.C. Gibson, Deceased to Lillie R. Gibson, Trustee for Trust B under Gibson Family Trust, dated April 18, 1995, recorded in Volume 1822, Page 567, Real Property Records of Wood County, Texas, reference to which instrument is here made for all purposes. Title to said interest not check subsequently to date to aforesaid instrument.
- ROW Easement, dated March 5, 1955, from H.C. Gibson to State of Texas, recorded in Volume 402, Page 501, Deed Records of Wood County, Texas, INsofar as it affects the herein described property.
- ROWD, dated March 5, 1955, from H.C. Gibson to State of Texas, recorded in Volume 402, Page 502, Deed Records of Wood County, Texas, INsofar as it affects the herein described property.
- ROW Easement, dated March 5, 1955, from H.C. Gibson to State of Texas, recorded in Volume 402, Page 504, Deed Records of Wood County, Texas, INsofar as it affects the herein described property.
- Ingress visitation and maintenance and rights of sepulcher to grave sites located on the property.
- Lease agreement, dated June 15, 1976, between Sabine River Authority, H.C. Gibson and Lillie Rae Gibson.
- Easement, dated July 25, 2000, from Spence & Spence Developers, Inc. to Wood County Electric Cooperative, Inc., recorded in Volume 1742, Page 735, Real Property Records of Wood County, Texas.
- ROW Easement, dated May 7, 2002, from Spence & Spence Developers, Inc. to Lake Fork Water Supply Corporation, recorded in Volume 1862, Page 564, Real Property Records of Wood County, Texas.
- Easements, or claims of easements, which are not recorded in the public records.
- Title to any portion of the herein described property lying within the bounds of any public road, private road or highway.
- Rights of parties in possession.

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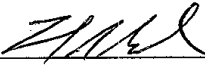
Validly existing restrictive covenants common to the platted subdivision in which the Property is located (Volume 9, Page 226 of the Plat records of Wood County, Texas, Royal Oak Estates); standby fees, taxes, and assessments by any taxing authority for the year 2006 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; all documents of record recorded in the real property records of Wood County, Texas; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys all of Grantor's right title and interest in the Property to Grantee, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Grantor:

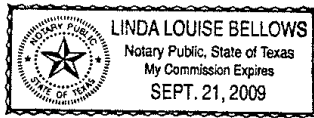
JSTR Development, LTD, a Texas limited partnership, acting by and through its general partner, JSTR Properties, LLC, a Texas limited liability company,

By: 
Leslie N. Meeks, President and Member

0219100248

Grantee:

Royal Oak Maintenance Association, a Texas
nonprofit corporation,



By: [Signature]
Mike Conely, Director

By: [Signature]
Johnny Bellows, Director

By: [Signature]
Leslie N. Meeks, Director

STATE OF TEXAS)

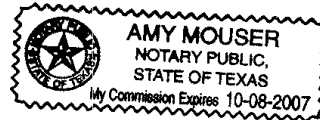
COUNTY OF ~~WOOD~~ Denton)

This instrument was acknowledged before me on July 11, 2006, by Leslie N. Meeks, President and Member of JSTR Properties, LLC, a Texas limited liability company, general partner, on behalf of JSTR Development, LTD, a Texas limited partnership.

[Signature]
Notary Public, State of Texas
My commission expires: 10-8-2007

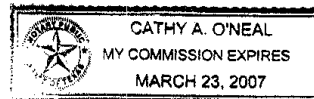
STATE OF TEXAS)

COUNTY OF ~~WOOD~~ Denton)



This instrument was acknowledged before me on July 26, 2006, by Mike Conely, Director of Royal Oak Maintenance Association, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Cathy A. O'Neal
Notary Public, State of Texas
My commission expires: 3-23-07

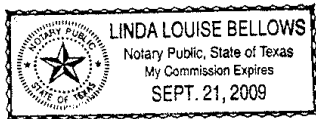


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STATE OF TEXAS)

COUNTY OF WOOD)

This instrument was acknowledged before me on July 29, 2006, by Johnny Bellows, Director of Royal Oak Maintenance Association, a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Linda Louise Bellows
Notary Public, State of Texas
My commission expires: 9/21/09

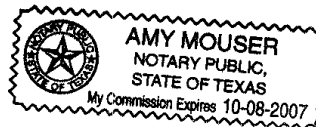
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STATE OF TEXAS)

COUNTY OF ~~WOOD~~ Denton)

This instrument was acknowledged before me on July 11, 2006, by Leslie N. Meeks, Director of Royal Oak Maintenance Association, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Amy Mouser
Notary Public, State of Texas
My commission expires: 10-8-2007



PREPARED IN THE OFFICE OF:
Campbell Law Firm, PC
228 West Broad Street
Mineola, Texas 75773

AFTER RECORDING RETURN TO:
Royal Oak Maintenance Association
6801 Raintree Place
Flower Mound, TX 75022

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0EXHIBIT A
PAGE 1 OF 3

BEING all of that certain lot, tract, or parcel of land situated in the H. Claybrook Survey, Abstract No. 681, the J. Buchanan Survey, Abstract No. 59, and the S. McDonald Survey, Abstract No. 382, all in Wood County, Texas and being a part of a called 80 acre tract described as "First Tract" and part of a called 120 acre tract described as "Second Tract" in a deed from Jack Coleman and wife Virginia Coleman to H. C. Gibson and wife Lillie Rea Gibson dated July 16, 1954 as shown of record in Volume 398, Page 33, Deed Records, Wood County, Texas and all of a called 1.04 acre tract described in a Quit Claim Deed from the Sabine River Authority of Texas to H. C. Gibson and wife Lillie Rea Gibson dated August 4, 1977 as shown of record in Volume 746, Page 667, Deed Records, Wood County, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike set for the Southeast corner of said 80-acre tract and in the centerline of Wood County Road No. 1940, a 1/2 inch iron rod set for a reference marker bears N 00° 42' V a distance of 30.00 feet, said POINT OF BEGINNING being in the called South line of said McDonald Survey and being N 89° 41' 15" E a distance of 1418 feet and S 89° 49' 15" E a distance of 557.25 feet from the occupied Southwest corner of said McDonald Survey;

THENCE N 89° 49' 15" W along said centerline and the South line of said 80 acre tract, same being the called South line of said McDonald Survey and the called North line of said Claybrook Survey, a distance of 557.25 feet to an iron bolt found at the called Northeast corner of said 120 acre tract and the Northwest corner of a called 10.943 acre tract described in a Contract of Sale and Purchase from the Veterans Land Board of Texas to William Newton Mullins and Rebecca A. Mullins as shown of record in Volume 1632, Page 432, Real Property Records, Wood County, Texas;

THENCE S 02° 39' 08" W along the East boundary fence of said 120 acre tract and the West boundary fence of said 10.943 acre tract, a distance of 1087.90 feet to Sabine River Authority of Texas Lake Fork Reservoir Project Boundary marker M8-J-128 found at the Southwest corner of said 10.943 acre tract and a Northeast corner of a called 80.82 acre tract described as "Seventh Tract" in a Deed from H. C. Gibson and wife Lillie Rea Gibson to the Sabine River Authority of Texas dated June 15, 1976 as shown of record in Volume 722, Page 693, Deed Records, Wood County, Texas;

THENCE along a North and an East line of said 80.82 acre tract, same being the Lake Fork Reservoir Project Boundary, as follows:

S 42° 13' 59" W a distance of 169.77 feet to marker M9-J-128;
 S 85° 57' 55" W a distance of 147.12 feet to marker M10-J-128;
 S 47° 57' 40" W a distance of 256.16 feet to marker M11-J-128;
 S 33° 37' 11" W a distance of 217.58 feet to marker M12-J-128;
 N 23° 44' 18" W a distance of 242.00 feet to marker M13-J-128;
 N 60° 36' 43" W a distance of 94.59 feet to marker M14-J-128;
 S 52° 49' 02" W a distance of 293.09 feet to marker M15-J-128;
 N 17° 03' 09" E a distance of 266.95 feet to marker M16-J-128;
 N 45° 15' 13" W a distance of 212.98 feet to marker M17-J-128;
 S 65° 52' 21" W a distance of 411.82 feet to marker M18-J-128;
 N 56° 41' 58" W a distance of 226.42 feet to marker M19-J-128;
 N 15° 31' 35" W a distance of 254.45 feet to marker M20-J-128;
 N 40° 32' 54" E a distance of 194.32 feet to marker M21-J-128;
 S 71° 58' 18" E a distance of 405.82 feet to marker M22-J-128;
 N 20° 27' 19" E a distance of 119.53 feet to marker M23-J-128;

EXHIBIT A
PAGE 2 OF 3

N 06° 15' 20" E a distance of 99.61 feet to marker M22-J-128;
 N 64° 38' 52" E a distance of 355.65 feet to marker M23-J-128;
 N 27° 57' 42" W a distance of 239.40 feet to marker M24-J-128;
 N 59° 18' 26" W a distance of 205.32 feet to marker M27-J-128;
 N 16° 06' 07" S a distance of 156.24 feet to a railroad spike set for
 a Northeast corner of said 80.82 acre tract and the Southeast corner of a
 called 2.55 acre tract described as "Fifth Tract-Parcel 2" in said Deed at
 Volume 722, Page 693, Deed Records, Wood County, Texas, said corner also
 being in the North line of said 120 acre tract and in the called North line
 of said Claybrook Survey and the called South line of said McDonald Survey;

THENCE along an East and a North line of said 2.55 acre tract, same being
 along the Lake Fork Reservoir Project Boundary, as follows:

N 03° 29' 21" W a distance of 28.79 feet to marker M1-F-61;
 N 03° 29' 21" W a distance of 60.36 feet to marker M2-F-61;
 N 08° 18' 31" E a distance of 185.08 feet to marker M3-F-61;
 N 26° 04' 18" W a distance of 103.70 feet to marker M4-F-61;
 N 88° 36' 03" W a distance of 86.40 feet to marker M5-F-61;
 S 63° 38' 14" W a distance of 148.88 feet to marker M6-F-61;
 S 59° 21' 30" W a distance of 86.78 feet to a 1/2 Iron rod set for
 marker M7-F-61/M1-J-127 at the Southeast corner of said 1.04 acre tract and
 in the called East line of said Buchanan Survey and the called West line of
 said McDonald Survey;

THENCE continuing along the West line of said 1.04 acre tract, as follows:

S 59° 09' 31" W a distance of 55.66 feet to marker M2-J-127;
 N 87° 44' 53" W a distance of 122.24 feet to marker M3-J-127;
 N 07° 45' 33" W a distance of 88.38 feet to marker M4-J-127;
 N 09° 19' 56" E a distance of 159.21 feet to marker M5-J-127;
 N 76° 46' 13" E a distance of 165.65 feet to marker M6-J-127/M8-F-61 at
 the Northeast corner of said 1.04 acre tract and in the called East line of
 said Buchanan Survey and the called West line of said McDonald Survey and
 said 80 acre tract and at the Southwest corner of a called 44.42 acre tract
 described as "Fifth Tract-Parcel 1" in said Deed at Volume 722, Page 693,
 Deed Records, Wood County, Texas;

THENCE along the South line of said 44.42 acre tract and said Lake Fork
 Reservoir Project Boundary as follows:

N 72° 05' 44" E a distance of 114.86 feet to marker M9-F-61;
 N 50° 12' 22" E a distance of 256.89 feet to marker M10-F-61;
 S 83° 31' 23" E a distance of 138.11 feet to marker M11-F-61;
 N 79° 29' 23" E a distance of 207.19 feet to marker M12-F-61;
 N 60° 01' 47" E a distance of 63.09 feet to marker M13-F-61;
 N 14° 28' 37" W a distance of 121.18 feet to marker M14-F-61;
 N 33° 47' 05" E a distance of 134.02 feet to marker M15-F-61;
 N 27° 48' 42" E a distance of 144.79 feet to marker M16-F-61;
 S 33° 14' 54" E a distance of 78.95 feet to marker M17-F-61;
 S 35° 52' 57" E a distance of 196.77 feet to marker M18-F-61;
 S 36° 21' 14" E a distance of 123.44 feet to marker M19-F-61;
 N 49° 28' 20" E a distance of 251.42 feet to marker M20-F-61;
 N 51° 12' 31" E a distance of 117.91 feet to marker M21-F-61;
 N 17° 03' 20" E a distance of 201.61 feet to marker M22-F-61;
 N 11° 47' 36" W a distance of 162.77 feet to marker M23-F-61;
 N 13° 20' 21" E a distance of 200.73 feet to marker M24-F-61;
 S 38° 46' 35" E a distance of 148.03 feet to marker M25-F-61;

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PAGE 3 OF 3

S 68° 17' 49" E a distance of 127.18 feet to marker M26-P-61;
W 72° 15' 42" E a distance of 141.47 feet to marker M27-P-61;
N 86° 32' 27" E a distance of 144.64 feet to marker M28-P-61/M1-P-60
found at the Southeast corner of said 44.42 acre tract and in the East line
of said 80 acre tract.

THENCE S 00° 41' 58" E along the East boundary fence of said 80 acre tract,
a distance of 1145.37 feet to the POINT OF BEGINNING and containing 73.779
acres of land, of which 36.73 acres lie within said McDonald Survey, 1.044
acres lie within said Buchanan survey and 36.005 acres lie within said
Claybrook Survey.

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EXHIBIT B
PAGE 1 OF 1

BEING all of that certain lot, tract, or parcel of land situated in the J. Buchanan Survey, Abstract No. 59, Wood County, Texas and being all of a called 1.04 acre tract described in a Quitclaim Deed from the Sabine River Authority of Texas to H. C. Gibson and wife Lillie Rea Gibson dated August 4, 1977 as shown of record in Volume 746, Page 667, Deed Records, Wood County, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for Lake Fork Reservoir Project Boundary marker M7-P-61 and for the Southeast corner of said 1.04 acre tract and in the called East line of said Buchanan Survey, said POINT OF BEGINNING being N 00° 19' W a distance of 258.8 feet from the occupied Southeast corner of said Buchanan Survey;

THENCE along said Project Boundary as follows:

3 59° 09' 31" W a distance of 55.66 feet to marker M2-J-127;
 N 87° 44' 53" W a distance of 122.24 feet to marker M3-J-127;
 N 07° 45' 33" W a distance of 89.38 feet to marker M4-J-127;
 N 09° 19' 56" E a distance of 159.21 feet to marker M5-J-127;
 N 76° 46' 13" E a distance of 165.65 feet to marker M6-J-127/M8-P-61
 found at the Northeast corner of said 1.04 acre tract and in the called East
 line of said Buchanan Survey;

THENCE S 01° 07' 05" W along said Survey line and the East line of said 1.04 acre tract, a distance of 259.90 feet to the POINT OF BEGINNING and containing 1.044 acres of land.

FILED AND RECORDED THE 13th DAY OF April, 1999 AT 0'CLOCK PM
BRENDA TAYLOR, COUNTY CLERK WOOD COUNTY, TEXAS

BY _____ DEPUTY

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Filed for Record in:
Wood County

On: Sep 26, 2006 at 03:45P

As a
Recordings

Document Number: 00060251

Amount 48.00

Receipt Number - 122520

By,
Shirley Brady

COUNTY OF WOOD COUNTY OF WOOD
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of:
Wood County
as stamped herein by me.

Sep 26, 2006

Honorable Brenda Taylor, County Clerk
Wood County