

ASSOCIATES
BOX 632
SOUTH MAIN
MAN, TEXAS 75783
1 763 2949

2009 OCT -2 AM 11:12
BRENDA TAYLOR
COUNTY CLERK, WOOD CO. TX

J. BUCHANAN SURVEY
A-59
WOOD COUNTY, TEXAS

S. McDONALD SURVEY, A-382, WOOD COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WOOD

This is to certify that Royal Oak Estates, the subdividers
have complied with all conditions necessary, as provided by law, in subdividing the property shown hereon.

Certified to be by the Commissioners Court of Wood County, Texas,
this the 29 day of September, 2009

W. J. McCloud
County Judge
Glenn Bevilacqua Kenneth McCloud
Commissioner Precinct 1 Commissioner Precinct 2
Roger Pace
Commissioner Precinct 3
ATTEST: Brenda Taylor
County Clerk



ROYAL OAK ESTATES

Being a subdivision of all of a certain 73.779 acre tract described in a deed from LILLIE R. GRIMES et al to
SPENCE & SPENCE DEVELOPERS, INC., dated April 12, 1999 and containing 73.779 acres, of which 36.73 acres lie
within the S. McDonald Survey, A-382, 1044 acres lie within the J. Buchanan Survey, A-59, and 36.005
acres lie within the H. Claybrook Survey, A-681 and containing feet of private roadway.

JAS. HUNT SURVEY
A-297
WOOD COUNTY, TEXAS

H. CLAYBROOK SURVEY
A-681
WOOD COUNTY, TEXAS

CEMETERY ACCESS

For persons requiring access to the Holland Cemetery, the
code number to open the main gate may be obtained by calling
the President of the Royal Oak Subdivision Homeowner's
Association at the number posted at the main gate or from the
office of the Wood County Judge.

WE, SPENCE & SPENCE DEVELOPERS, INC., ROY SPENCE, PRESIDENT

are the owners of the tracts of land shown hereon and do accept this as the Plan for subdividing
the tracts into lots and blocks. Nothing contained herein shall be deemed or construed to be a
public dedication of any of the streets, roads, drives, ramps, alleys, common use areas or
easements shown on said plat, nor shall any act, statement, or course of conduct by the owners
operate to establish any implied public dedication of any of the streets, roads, drives, ramps,
alleys, common use areas or easements shown on the plat.

Wood County, State of Texas, has no responsibility for the establishment and/or
maintenance of any streets, roads, drives, ramps, alleys, common use areas or easements
shown on said plat, since all such items are the sole responsibility of the landowner and
developer.

WITNESS my hand in Wood County, Texas
this the 14th day of August, 2009

Roy Spence
ROY SPENCE, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME, A Notary Public in and for
Wood County, Texas, this the 14th day of
August, 2009.

Sandy Cabe

SANDY CABE
Notary Public
STATE OF TEXAS
My Comm. Exp. 9-5-2003

CURVE DATA

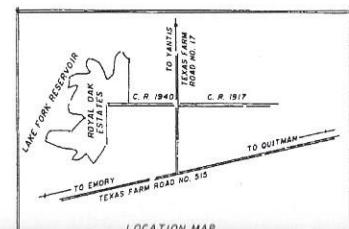
	DELTA	RADIUS	LENGTH	BEARING	LONG CHORD	DIST
1	46°19'00"	299.74	242.32	S 25°48'41" W	235.77	
2	24°42'42"	259.74	112.03	N 15°00'31" E	111.16	
3	21°36'24"	259.74	97.55	N 38°10'03" E	97.37	
4	14°43'47"	211.37	54.34	S 20°18'02" E	54.19	
5	24°07'07"	211.37	88.98	S 00°55'37" E	88.32	
6	23°30'51"	211.37	87.24	S 23°00'22" W	86.62	
7	13°41'01"	211.37	50.48	S 41°40'18" W	50.36	
8	11°43'06"	1098.23	224.61	S 54°20'24" W	224.62	
9	01°56'44"	1098.23	37.29	S 63°22'44" W	37.29	
10	06°25'12"	1098.23	88.77	S 67°33'40" W	88.42	
11	08°23'19"	789.52	115.59	S 74°58'11" W	115.49	
12	37°04'14"	50.00	48.80	S 41°16'35" W	47.77	
13	68°54'18"	50.00	57.85	N 78°58'13" E	54.76	
14	46°37'34"	50.00	40.69	N 20°28'22" W	39.58	
15	34°36'11"	50.00	30.00	N 20°08'27" E	29.74	
16	43°14'47"	50.00	37.74	S 39°03'50" E	36.83	
17	64°53'29"	50.00	56.63	S 66°51'51" E	53.63	
18	07°53'29"	749.52	101.63	N 75°13'08" E	103.15	
19	06°55'01"	749.52	90.49	N 67°48'36" E	90.43	
20	07°59'01"	1058.23	141.30	N 60°37'42" E	141.19	
21	08°11'23"	1058.23	151.27	N 52°36'34" E	151.14	
22	04°37'36"	171.37	106.56	N 30°41'55" E	104.86	
23	40°33'02"	171.37	121.29	N 07°23'29" W	118.77	

SURVEYORS STATEMENT

I, Homer C. Turner, Jr., Registered Public Surveyor No. 2291, do hereby
certify that the above plat was prepared from an actual survey made
by me or under my supervision on the ground during the month of

July, 2009
GIVEN UNDER MY HAND AND SEAL on this the 27th day of
July, 2009

HOMER C. TURNER, JR.
2291
REGISTERED PUBLIC SURVEYOR



NOTE:
UTILITY EASEMENTS SHOWN HEREON ARE FOR THE BENEFIT
OF LAKE FORK WATER SUPPLY AND OTHER UTILITIES WHICH
MAY SUPPLY UTILITIES TO THIS SUBDIVISION.

NOTE:
BEARINGS AS SHOWN HEREON ARE "TRUE BEARINGS" AS
DETERMINED BY SOLAR OBSERVATION.
1/2" IRON ROD SET AT ALL CORNERS EXCEPT AS SHOWN HEREON.