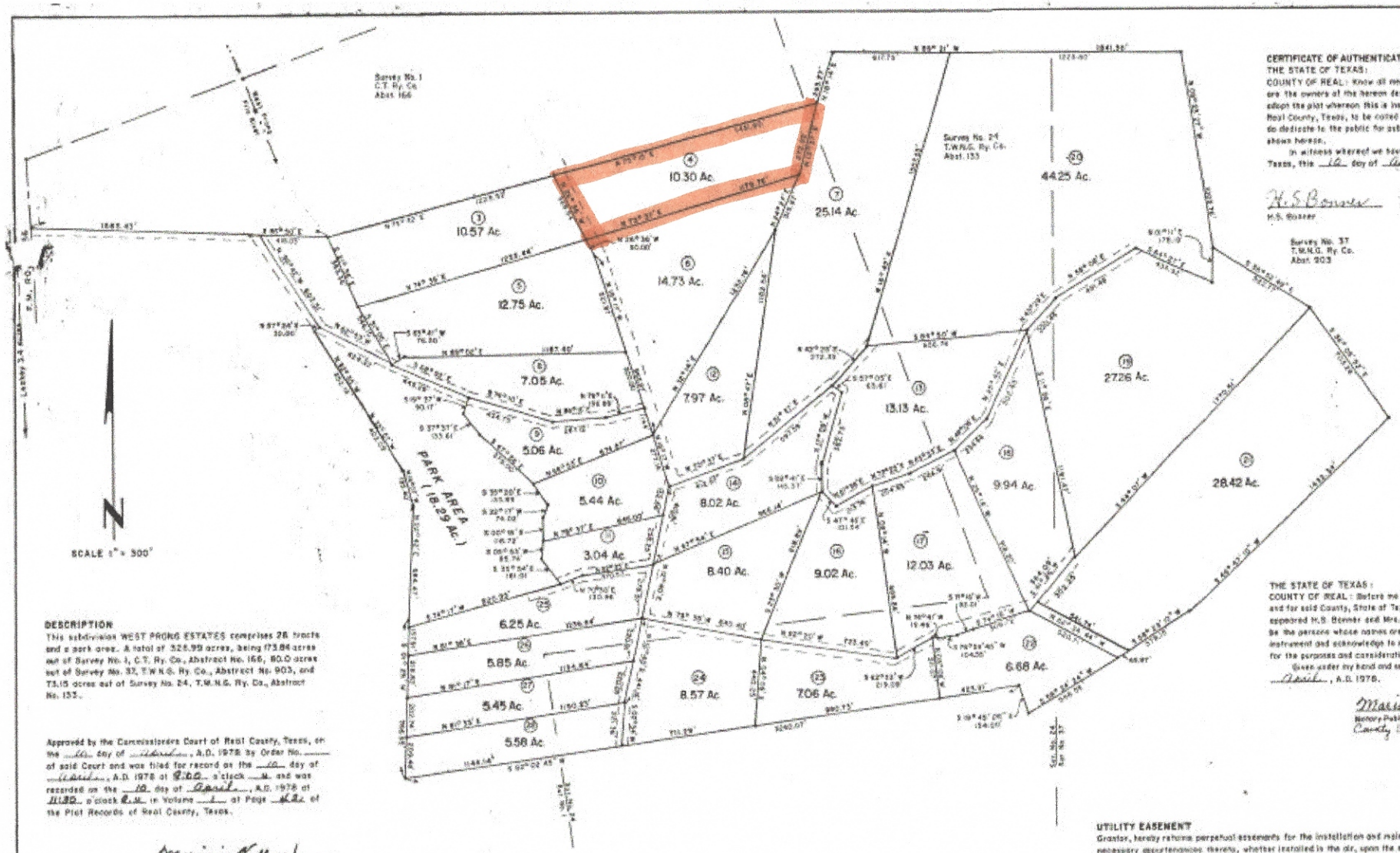

CERTIFICATE OF AUTHENTICATION AND DEDICATION
THE STATE OF TEXAS:
COUNTY OF REAL: Know all men by these presents, that we are the owners of the hereon described tracts of land, hereby adopt the plat whereon this is inscribed, as a subdivision of Real County, Texas, to be named WEST PRONG ESTATES and do dedicate to the public for public use forever, the roads shown hereon.

In witness whereof we have affixed our hands at Leakey, Texas, this 10 day of April, A.D. 1978.

H.S. Bonner — H.S. Bonner
Mrs. G.A. Bonner — Mrs. G.A. Bonner

THE STATE OF TEXAS:
COUNTY OF REAL: Before me the undersigned authority in and for said County, State of Texas, on this day personally appeared H.S. Bonner and Mrs. G.A. Bonner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that each executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 10 day of April, A.D. 1978.

Marjorie Kellner
Notary Public, Real County, Texas
County Clerk

DESCRIPTION
This subdivision WEST PRONG ESTATES comprises 28 tracts and a park area. A total of 325.99 acres, being 173.84 acres out of Survey No. 1, C.T. Ry. Co., Abstract No. 166, 80.0 acres out of Survey No. 37, T.W.N.G. Ry. Co., Abstract No. 903, and 73.15 acres out of Survey No. 24, T.W.N.G. Ry. Co., Abstract No. 133.

Approved by the Commissioners Court of Real County, Texas, on the 10 day of April, A.D. 1978 by Order No. ____ of said Court and was filed for record on the 10 day of April, A.D. 1978 at 2:00 o'clock P.M. and was recorded on the 10 day of April, A.D. 1978 at 11:30 o'clock A.M. in Volume 1 at Page 42 of the Plat Records of Real County, Texas.

Marjorie Kellner
Marjorie Kellner
County Clerk of Real County, Texas

In approving this plat for filing, the Commissioners Court in their order stated: "That the plat of WEST PRONG ESTATES be approved provided in so doing Real County does not accept as County Roadways the road easements dedicated for public use and further that Real County does not assume responsibility for repair, maintenance, construction or reconstruction of roadways so dedicated and utilities."

I, Paul L. Bushong, a registered professional engineer, do hereby certify that this plat was prepared from an actual survey made on the ground under my supervision, and it is true and correct. I certify that an iron pin was set at each interior corner and each property corner.

Paul L. Bushong
PAUL L. BUSHONG, R.P.E.
P.E. NO. 38177
JANUARY 26, 1978

STATE OF TEXAS — PAUL L. BUSHONG — 38177 — REGISTERED PROFESSIONAL ENGINEER

PLAT OF
WEST PRONG ESTATES
REAL COUNTY, TEXAS

UTILITY EASEMENT
Grantor, hereby retains perpetual easements for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten (10') feet of the rear, front and side lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes, and roads of the subdivision, and ten (10') feet along the outer boundaries of all streets, boulevards, lanes, drives and roads, where property lines of individual lots and/or tracts are deeded to the center line of said avenues. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with installation and maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those improvements for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from said right-of-way and easement, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility installations. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision.

ROAD & ACCESS EASEMENT
An easement is retained and provided for roads 60 feet wide.