

THE STATE OF TEXAS
COUNTY OF TOM GREEN

(Acknowledgment)

Before me, the undersigned authority, on this day personally appeared LUCKY H. MONTGOMERY

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Gives under my hand and seal of office on this the 15th day of September, A.D. 1980



Notary Public in and for TOM GREEN County, Texas.
My commission expires 12.31, 1980
W. D. McQuinn
(Printed or stamped name of notary)

THE STATE OF TEXAS
COUNTY OF TOM GREEN

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared ROBERT M. HOLMES, President of HOLMES LAND COMPANY, INC., a Texas Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Bentwood Country Club Estates, a joint venture, and that he executed the same in the capacity therein stated and as the act and deed of said corporation as the managing venturer of Bentwood Country Club Estates, and as the act of such joint venture for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this the 11th day of September, 1980.



Ruth Cochran
Notary Public in and for Tom Green
County, Texas
My Commission Expires 9/24/81

THE STATE OF TEXAS
COUNTY OF TOM GREEN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ROBERT J. PALMER, 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 EAGLE INVESTMENT COMPANY, a Texas partnership, 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 the 16th day of September, 1980.



Maynard J. Senn
Notary Public in and for
County, Texas
My Commission Expires 5-31-81

DEDICATION DEED
BENTWOOD COUNTRY CLUB ESTATES
AN ADDITION TO THE CITY OF SAN ANGELO,
TOM GREEN COUNTY, TEXAS

WE, BENTWOOD COUNTRY CLUB ESTATES, a Texas Joint Venture, and EAGLE INVESTMENT COMPANY, a Texas partnership, of Tom Green County, Texas, (hereinafter called the "Dedicator") owners of that certain tract of land in Tom Green County, Texas, described in the attached Exhibit "A", do hereby adopt the Plat which has been filed of record in Volume 4, Pages 205, Plat Records, Tom Green County, Texas, as our plan for subdividing the same to be known as:

Section Six (6), Tract A, Block Three (3), Bentwood Country Club Estates,

and do hereby dedicate for the use of the Public the streets and easements as thereon shown.

EXECUTED as of the 16th day of September, 1980.

BENTWOOD COUNTRY CLUB ESTATES
By: Holmes Land Company, Inc.
Managing Venturer

By: Robert H. Holmes
Robert H. Holmes, President

EAGLE INVESTMENT COMPANY, a
Texas partnership

By: Robert J. Palmer
Robert J. Palmer, Partner

EXHIBIT "A"

Being 8.826 acres of land comprised of 8.572 acres out of H. Gents Survey 179 and 0.254 acre out of H. Zerbach Survey 178 Tom Green County, Texas and including 0.668 acre of the west part of Bentwood Country Club Estates, Section Two, San Angelo, Texas and being out of that 434.994 acre fourth tract of four totalling 700.000 acres conveyed to John Mark McLaughlin, et al, by C. R. Manserthy, et al by deed dated March 14, 1969 and recorded in Volume 534 at page 39 of the Deed Records of Tom Green County, Texas, said 8.826 acre tract being described by rates and bounds as follows:

Beginning at the re-entrant corner of this tract in the north line of Golf Course Tract II of said Section Two, 80.00 feet S. 85°04'06"E. from its east westerly 184 corner, said beginning point also being 2458.99 feet S. 54°12'51"W. from a re-entrant corner of said 434.994 acre tract which is the intersection of its most westerly east line with its east northerly south line;

Thence S. 6°14'12"E., at 369.25 feet cross the south line of said Section Two, 99.48 feet S. 67°43'09"E. from its SW corner, in all 619.52 feet to an angle corner of this tract;

Thence S. 20°28'06"W. 190.00 feet to the east southerly SE corner of this tract;

Thence westerly with a curve to the left having a central angle for this part of 9°09'00", a radius of 890.00 feet, a length of 147.13 feet and a long chord of N. 74°06'24"W. 141.98 feet to point of tangency;

Thence N. 78°40'54"W. 392.81 feet to the SW corner of this tract;

Thence N. 11°19'06"E. 60.00 feet;

Thence northeasterly with a curve to the left having a central angle of 90°00'00", a radius of 20.00 feet, a length of 11.42 feet and a long chord of N. 56°19'06"E. 28.28 feet to point of tangency;

Thence N. 11°19'06"E. 368.80 feet to point of curvature;

Thence northeasterly with a curve to the right having a central angle of 73°45'00", a radius of 368.02 feet, a length of 473.71 feet and a long chord of N. 48°11'36"E. 441.48 feet;

Thence N. 85°04'06"E. 634.00 feet to the NE corner of this tract and the east northerly NW corner of said Section Two;

Thence S. 4°35'54"E. with the most northerly west line of said Section Two, 60.00 feet to the most northerly SE corner of this tract and a re-entrant corner of said Section Two;

Thence S. 85°04'06"W. with the most westerly north line of said Section Two, 554.00 feet to the place of beginning containing 8.826 acres of land.

NOTE: All bearings recited herein are of the Texas Coordinate System - Central Zone.

Filed for record on the 16th day of September, A. D., 1980 at 1:59 o'clock P. M.

Duly Recorded this the 17th day of September, A. D., 1980 at 8:30 o'clock A. M.

ONA JONES, COUNTY CLERK, TOM GREEN COUNTY, TEXAS

Instrument No. 158758

By: Maria Russell Deputy