

October 28, 2017

TO: White Bluff Property Owners  
FROM: Marshall Snyder, POA Board Liaison for Long Term Planning  
RE: Update on Roads Study

For those of you in attendance at the WBPOA Board of Directors meeting on 10/23/17 - thank you for your interest and continued support. For all White Bluff property owners - here is a brief summary of the status and planned actions regarding our roads.

**Based on Milt Bergman's difficult and comprehensive work, I want to assure everyone that the White Bluff POA does, in fact, own all White Bluff roads and rights-of-way - all 62 miles of them - from the front gate to the most remote street of the resort.** A copy of the deed, filed in Hill County on 05/20/1999, is attached.

The Board of Directors approved the hiring of the civil engineering firm Baird, Hampton & Brown, and they have photographed and catalogued every foot of every street in White Bluff. For the first time ever, we know the exact condition of each road and we also now know what it will cost to restore all roads of White Bluff to a new standard. That cost, in today's dollars, for the roads is \$11.9 million. We will continue to use Baird, Hampton & Brown to assist in the preparation of the detailed specifications of the road bids, to assist in the selection of a contractor, to certify the work and validate contractor payments.

We will next begin the process of working with the Long Term Planning Working Group of the WBPOA BOD to finalize the strategies of what the POA can afford for road repair in 2018 as well as how the funding for the roads will be determined. The Long Term Planning Working Group will be processing technical input from the Roads Committee. There are a number of funding alternatives that will be considered, and property owners will not only be fully aware of Board considerations but will have the opportunity to voice their opinions in Open Forum.

Your Board understands that this is a vital issue to all property owners and must be addressed in a timely, well thought out and decisive manner.

Updates of this project will be sent as additional information is available.

004580

WARRANTY DEED

THE STATE OF TEXAS §  
  §  
COUNTY OF HILL               §

White Bluff

KNOW ALL MEN BY THESE PRESENTS:

That DOUBLE DIAMOND, INC., a Texas corporation maintaining its principal office and place of business at 4849 Greenville Avenue, Suite 1300, Dallas, Texas 75206 (hereafter referred to as the "Grantor") for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt of which is acknowledged, to it in hand paid by White Bluff Property Owners Association, Inc. of 22 Misty Valley Drive, Whitney, Texas 76692, (hereinafter referred to as the "Grantee,") has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all roads in White Bluff Subdivision as more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes. This conveyance is made subject to all prior easements, restrictions, covenants, conditions, reservations and rights-of-way of record.

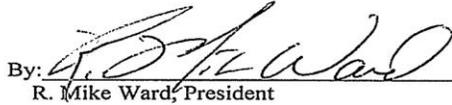
To Have and To Hold the property described in Exhibit "A", together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness the hand of Grantor this 20<sup>th</sup> day of May, 1999.

ATTEST:

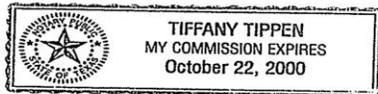
  
Secretary

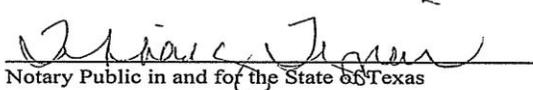
DOUBLE DIAMOND, INC., a Texas corporation

By:   
R. Mike Ward, President

THE STATE OF TEXAS §  
  §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on this 20<sup>th</sup> day of May, 1999, by R. MIKE WARD, President of Double Diamond, Inc., a Texas corporation, on behalf of said corporation.



  
Notary Public in and for the State of Texas

RETURN RECORDED DOCUMENT TO:  
DOUBLE DIAMOND, INC.  
4849 GREENVILLE AVENUE, SUITE 1300  
DALLAS, TEXAS 75206