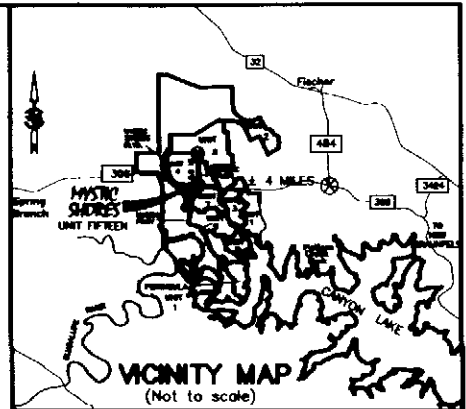


STATE OF TEXAS  
 COUNTY OF COMAL\*  
 KNOW ALL MEN BY THESE PRESENTS:  
 The owner of the land shown on this plat and shown  
 person or through a duly authorized agent, hereby dedicates to the use of the public  
 forever all Streets, Parks, Water Courses, Bridges, Encumbrances, and Public places thereon  
 shown for the purposes and considerations therein expressed.  
 BLUEGREEN SOUTHWEST ONE, L.P.  
 a Delaware Limited Partnership  
 by BLUEGREEN SOUTHWEST LAND, INC. a Delaware  
 Corporation, General Partner  
 in  
 Jointly with  
 P.O. Box 818  
 Georgetown, TX 78628

**FINAL ADDRESS PLAT**

**MYSTIC SHORES  
 UNIT FIFTEEN**

A SUBDIVISION OF 81.76 ACRES  
 BEING  
 4.16 ACRES OUT OF THE  
 LIGHTFOOT SURVEY No. 6, A-386,  
 16.82 ACRES OUT OF THE  
 A. HAAS SURVEY No. 736, A-838,  
 46.73 ACRES OUT OF THE  
 B.C. FRANKLIN SURVEY No. 4, A-163, AND  
 24.49 ACRES OUT OF THE  
 G.W. HOCKLEY SURVEY No. 3, A-208,  
 COMAL COUNTY, TEXAS  
 53 LOTS

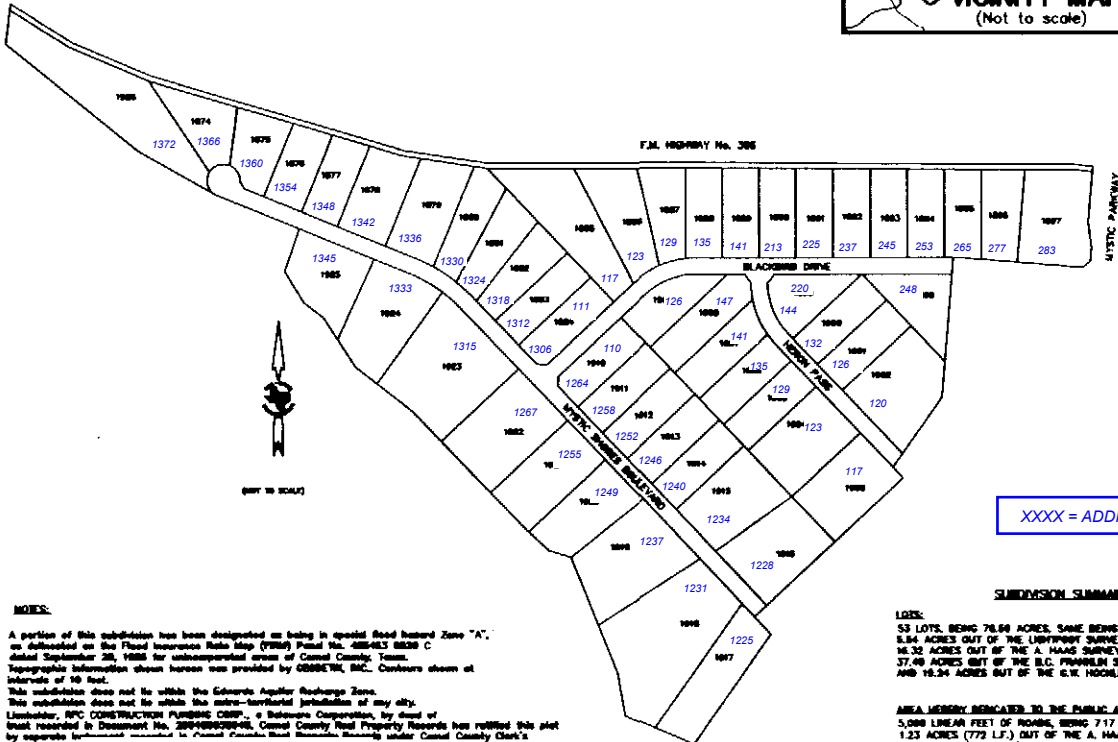


STATE OF TEXAS  
 COUNTY OF COMAL\*  
 This instrument was acknowledged before me on this 14th day of NOVEMBER, 2005  
 by Jack H. Brown, Vice President of BLUEGREEN SOUTHWEST LAND, INC., a Delaware  
 Corporation, General Partner of BLUEGREEN SOUTHWEST ONE, L.P., a Delaware Limited  
 Partnership, in the capacity as stated, on behalf of said Corporation.  
 Notary Public, State of Texas  
 Richard McDaniel  
 My Commission Expires: 10-04-2009

This Plat of Mystic Shores Unit Fifteen has been submitted to and considered  
 by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said  
 Court on 11/14/2005  
 Dated this 14th day of NOVEMBER, A.D. 2005.  
 By: [Signature]  
 County Clerk - Deputy

STATE OF TEXAS  
 COUNTY OF COMAL\*  
 I, Jay Strocker, County Clerk of Comal County do hereby certify that this plat was filed for record  
 in my office on the 14th day of NOVEMBER, A.D. 2005, at 10:44 A.M. and duly  
 recorded the 23rd day of NOVEMBER, A.D. 2005, at 12:14 P.M.  
 Maps and Plats in said office, of said County, in Book Volume 15 on Page(s) 1-11 in  
 testimony whereof I have set my hand and official seal of said County on this 23rd day of NOVEMBER, 2005.

COUNTY CLERK  
 COMAL COUNTY, TEXAS  
 By: [Signature]  
 Deputy  
 STATE OF TEXAS  
 COUNTY OF COMAL\*  
 I hereby certify that this plat is true and correct and was  
 properly made under my jurisdiction on the ground.  
 KELY V. W. DUFF  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 2219



XXXX = ADDRESS

**NOTES:**

- A portion of this subdivision has been designated as being in special flood hazard zone "A", as delineated on the Flood Insurance Rate Map (FIRM) Panel No. 48852C 0202C dated September 26, 1985 for unincorporated areas of Comal County, Texas.
- Topographic information shown hereon was provided by GDS&S, INC. Contours shown at intervals of 10 feet.
- This subdivision does not lie within the Edwards Aquifer Recharge Zone.
- This subdivision does not lie within the micro-territorial jurisdiction of any city.
- Licensee, APC CONSTRUCTION PUBLISHING, a Delaware Corporation, by deed of trust recorded in Document No. 2004-00000016, Comal County Real Property Records has notified this plat by separate instrument recorded in Comal County Real Property Records under Comal County Clerk's Document No. 2005-0000000000.
- This subdivision is to be served by a state certified public water supply system.
- This subdivision shall be served by individual on-site sewage facilities.
- Property owners are advised that they are responsible for maintenance of dedicated easements on their property and that they may not utilize these easements for any purpose not intended by their intended use (e.g. no structures, septic tank fields, etc.). Owners of said dedicated easements reserve the right of access to such easements.
- There is hereby dedicated a thirty (30) foot wide drainage easement centered on all natural runoff channels, creeks, or ponds unless noted otherwise on this plat.
- There is hereby dedicated a twenty (20) foot wide Public Utility, Bridge, and Embankment/Retention easement adjacent to all street right-of-way lines.
- There is hereby dedicated a ten (10) foot wide Public Utility and Bridge easement adjacent to all non-street lot lines.
- Comal County requires a minimum twenty-five (25) foot building set-back line from road frontage.
- No driveway shall be constructed between the lots and abutting right-of-way without first obtaining a Driveway Permit from the Comal County Road Department.
- For development directly adjacent to State right-of-way, the Developer/Owner shall be responsible for adequate set-back and/or sound absorption for future noise mitigation.
- The Developer/Owner is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.
- If setbacks are required by an appropriate City ordinance, a setback permit must be approved by TxDOT, prior to construction within State right-of-way.
- Maximum access points to the State highway from this property will be regulated as shown by "Threatened for Access to State Highways". This property is eligible for a maximum combined total of seven access points along FM 306.
- All direct access to FM 306 shall be obtained for Lots 1674-1688, 1689-1697 and Lot 1956.
- All drainage and utility easements are public unless otherwise noted.

**SUBDIVISION SUMMARY**

LOSS:  
 53 LOTS, BEING 76.64 ACRES, SAME BEING  
 4.16 ACRES OUT OF THE LIGHTFOOT SURVEY No. 6, A-386  
 16.82 ACRES OUT OF THE A. HAAS SURVEY No. 736, A-838,  
 46.73 ACRES OUT OF THE B.C. FRANKLIN SURVEY No. 4, A-163,  
 AND 16.24 ACRES OUT OF THE G.W. HOCKLEY SURVEY No. 3, A-208

AREA HEREBY DEDICATED TO THE PUBLIC AS BUILT OF WAY:  
 5,980 LINEAR FEET OF ROADS, BEING 7.17 ACRES, SAME BEING  
 1.23 ACRES (772 L.F.) OUT OF THE A. HAAS SURVEY No. 736, A-838,  
 4.24 ACRES (2884 L.F.) OUT OF THE B.C. FRANKLIN SURVEY No. 4, A-163,  
 AND 1.70 ACRES (1233 L.F.) OUT OF THE G.W. HOCKLEY SURVEY No. 3, A-208

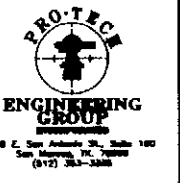
OTHER:  
 A 20' STRIP (1.83 ACRES) ALONG F.M. HIGHWAY No. 306, Being dedicated to the public as right-of-way, BEING 0.33 ACRE OUT OF THE LIGHTFOOT SURVEY No. 6, A-386, 0.98 ACRE OUT OF THE A. HAAS SURVEY No. 736, A-838, AND 0.52 ACRE OUT OF THE G.W. HOCKLEY SURVEY No. 3, A-208.

SURVEYOR  
 PRO-TECH ENGINEERING GROUP, Inc.  
 Kelly Miller, R.P.L.S.  
 160 E. San Antonio St., Suite 100  
 San Marcos, Texas 78666  
 (817) 383-3338

THIS MAP WAS PREPARED BY THE COMAL COUNTY ENGINEERS' OFFICE TO PROVIDE ADDRESSING INFORMATION. A MODIFIED COPY OF THE RECORDED SUBDIVISION PLAT WAS USED AS A ADDRESSING DOCUMENT AND SHOULD NOT BE CONSIDERED A REPRESENTATION OF THE ACTUAL RECORDED SUBDIVISION PLAT. THE ACTUAL RECORDED SUBDIVISION PLAT CAN BE FOUND AT THE COMAL COUNTY CLERK'S OFFICE. THIS ADDRESSING MAP IS SUBJECT TO CHANGE AND MAY BE UPDATED PERIODICALLY. USERS SHOULD CHECK THE COMAL COUNTY ENGINEERS' OFFICE'S WEBSITE FOR CURRENT REVISIONS AT WWW.CCEO.ORG.

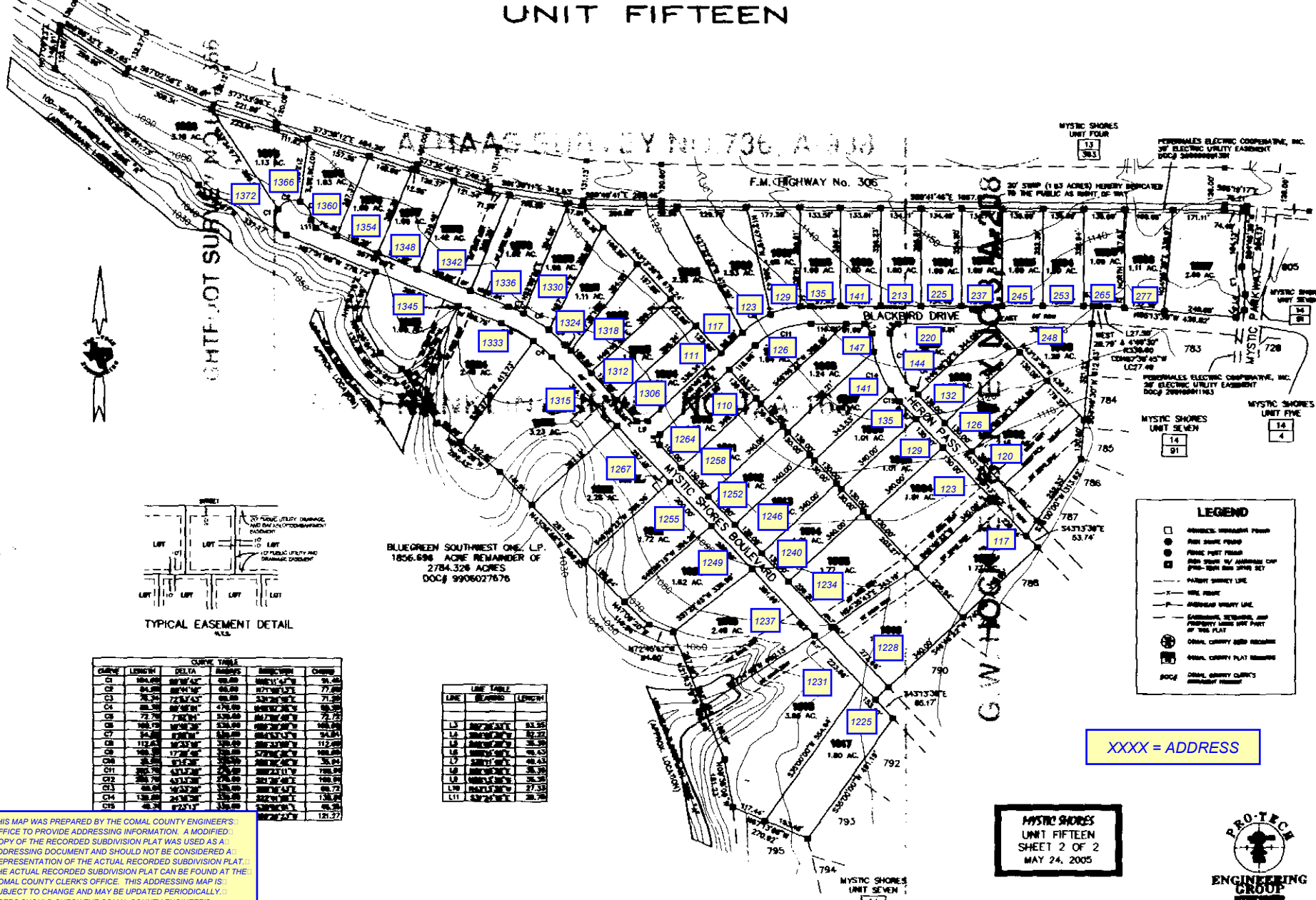
NOTARY PUBLIC  
 State of Texas

MYSTIC SHORES  
 UNIT FIFTEEN  
 SHEET 1 OF 2  
 MAY 24, 2005

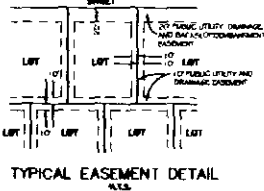


FINAL ADDRESS PLAT

# MYSTIC SHORES UNIT FIFTEEN



BLUEGREEN SOUTHWEST ONE, L.P.  
1856.696 ACRE REMAINDER OF  
2784.326 ACRES  
DOC# 9906027676



**LEGEND**

- ADDRESS MARKING POINT
- POLE MARK POINT
- POLE PART POINT
- ⊠ POLE MARK BY ADDRESS C/P
- ⊞ POLE MARK BY SURV SET
- PARCEL SURVEY LINE
- - - - - WIRE FENCE
- - - - - ADDRESS UTILITY LINE
- - - - - EASEMENT, RESERVE, OR PROPERTY LINE NOT PART OF THIS PLAT
- ⊙ CIRCULAR CURVE USED BEARING
- ⊙ CIRCULAR CURVE PLAT BEARING
- DOC# CIRCULAR CURVE'S BEARING POINT

XXXX = ADDRESS

CURVE	LENGTH	DELTA	BEARING	BEARING	CHORD
C1	884.89	88.74 AC	88.89	S089.11°E	91.49
C2	84.08	88.74 AC	88.89	S071.32°E	77.89
C3	76.33	72.84 AC	88.89	S027.82°E	71.89
C4	88.38	88.74 AC	476.89	S082.82°E	88.39
C5	72.78	72.84 AC	338.49	S047.82°E	71.79
C6	108.73	88.74 AC	538.89	S082.82°E	108.79
C7	84.08	88.74 AC	538.89	S027.82°E	74.81
C8	112.43	107.53 AC	538.89	S027.82°E	112.89
C9	108.38	117.88 AC	538.89	S027.82°E	108.89
C10	88.38	87.42 AC	538.89	S082.82°E	88.89
C11	100.73	437.37 AC	538.89	S082.82°E	100.89
C12	76.33	437.37 AC	538.89	S027.82°E	76.89
C13	88.38	167.82 AC	538.89	S082.82°E	88.79
C14	138.88	247.82 AC	538.89	S082.82°E	138.89
C15	88.38	87.42 AC	538.89	S027.82°E	88.89
C16	100.73	437.37 AC	538.89	S027.82°E	100.89

LINE	TABLE	LENGTH
L1	88.74 AC	83.59
L2	88.74 AC	83.59
L3	88.74 AC	83.59
L4	88.74 AC	83.59
L5	88.74 AC	83.59
L6	88.74 AC	83.59
L7	88.74 AC	83.59
L8	88.74 AC	83.59
L9	88.74 AC	83.59
L10	88.74 AC	83.59
L11	88.74 AC	83.59

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MYSTIC SHORES  
UNIT FIFTEEN  
SHEET 2 OF 2  
MAY 24, 2005

**PRO-TEC**  
ENGINEERING GROUP  
180 E. Main Highway, Rt. 246  
Salem, Virginia, VA 24150  
(541) 383-3338

SCALE: 1" = 200'