

STATE OF TEXAS\*  
COUNTY OF COMAL\*

KNOW ALL MEN BY THESE PRESENTS:

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, hereby dedicates to the use of the public forever all Streets, Parks, Water Courses, Drains, Easements, and Public places thereon shown for the purposes and considerations therein expressed.

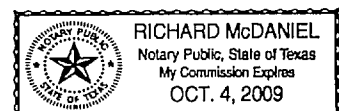
BLUEGREEN SOUTHWEST ONE, L.P.  
a Delaware Limited Partnership,  
By BLUEGREEN SOUTHWEST LAND, INC., a Delaware Corporation, General Partner

By: *[Signature]*  
Jack H. Dean, Vice President  
P.O. Box 896  
Wimberley, TX 78676

STATE OF TEXAS\*  
COUNTY OF COMAL\*

This instrument was acknowledged before me on this the 25 day of May, 2006  
by Jack H. Dean, 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 therein stated, on behalf of said Corporation.

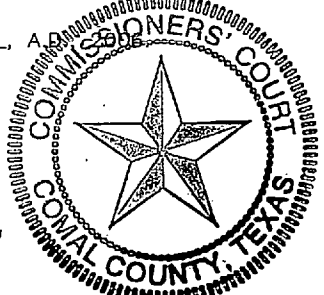
Notary Public, State of Texas



This Plat of Mystic Shores Unit Ten has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on June 1, 2006.

Dated this 1st day of June, A.D., 2006.

By: *[Signature]*  
County Judge



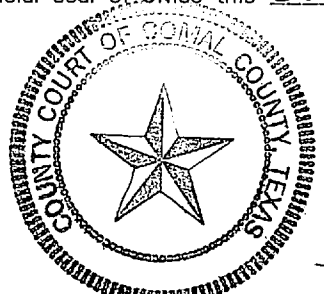
Attest: *[Signature]*  
County Clerk - Deputy

STATE OF TEXAS\*  
COUNTY OF COMAL\*

I, Joy Streater, County Clerk of Comal County do hereby certify that this plat was filed for record in my office on the 2nd day of June, A.D., 2006, at 9:29 a. M. and duly recorded the 2nd day of June, A.D., 2006, at 9:29 a. M. in the Records of Maps and Plats in said office, of said County, in Book Volume Doc # 200606022555 on page(s) 1 testimony whereof witness my hand and official seal of office this 2nd day of June, A.D., 2006.

COUNTY CLERK  
COMAL COUNTY, TEXAS

By: *[Signature]*  
Deputy



STATE OF TEXAS\*  
COUNTY OF COMAL\*

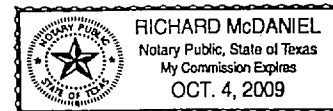
I hereby certify that this plat is true and correct and was prepared from an actual property made under my supervision on the ground.

By: *[Signature]*  
Kelly Kilber  
Registered Professional Land Surveyor No. 2219



Sworn to and subscribed before me this the 25 day of May, A.D., 2006.

Notary Public, State of Texas



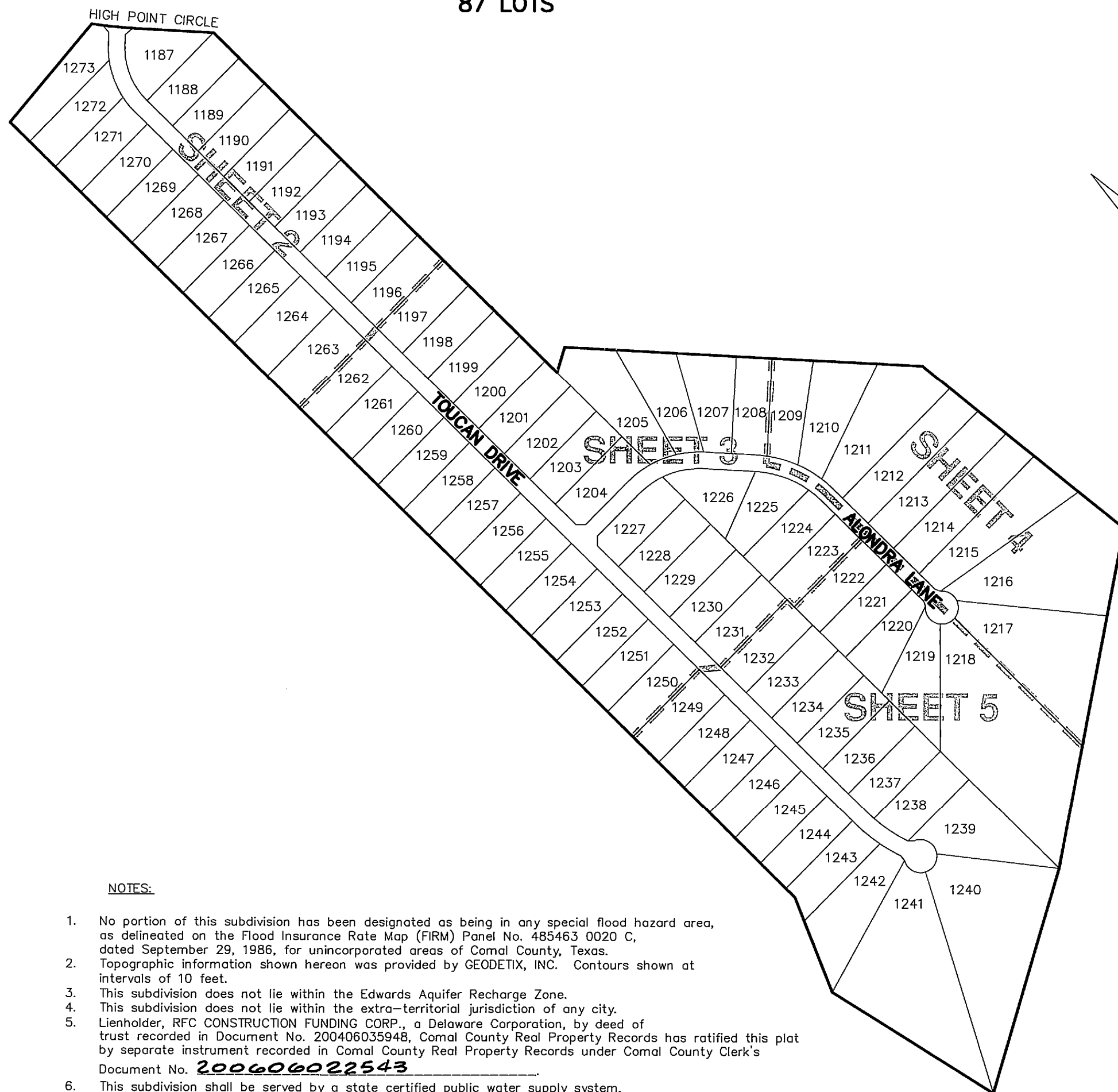
PLAN 5508

EO 14660  
..\\14660\\..UNIT17 PLAT\\14660BASE.DWG

# MYSTIC SHORES UNIT SEVENTEEN

A SUBDIVISION OF 124.66 ACRES

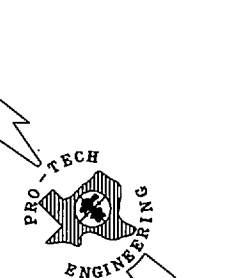
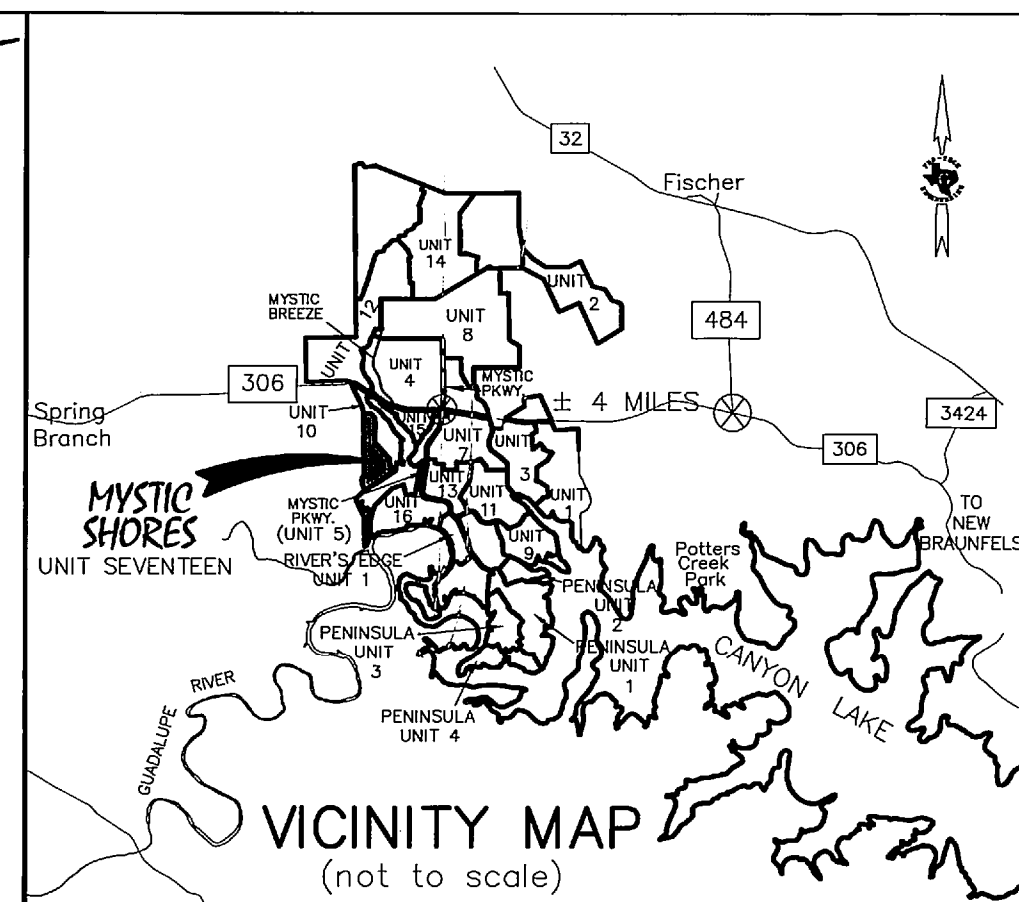
BEING  
10.92 ACRES OUT OF THE  
LIGHTFOOT SURVEY No. 6, A-356,  
112.04 ACRES OUT OF THE  
JOHN H. JONES SURVEY No. 5, A-295, AND  
1.70 ACRES OUT OF THE  
CHAS. MURHARDT SURVEY No. 48, A-404,  
COMAL COUNTY, TEXAS  
87 LOTS



### NOTES:

- No portion of this subdivision has been designated as being in any special flood hazard area, as delineated on the Flood Insurance Rate Map (FIRM) Panel No. 485463 0020 C, dated September 29, 1986, for unincorporated areas of Comal County, Texas.
- Topographic information shown hereon was provided by GEODETIX, 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 extra-territorial jurisdiction of any city.
- Lienholder, RFC CONSTRUCTION FUNDING CORP., a Delaware Corporation, by deed of trust recorded in Document No. 200406035948, Comal County Real Property Records has ratified this plat by separate instrument recorded in Comal County Real Property Records under Comal County Clerk's Document No. 200606022543.
- This subdivision shall 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 detrimental to their intended use (e.g. no structures, septic tank fields, etc.). Grantees 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 swales unless noted otherwise on this plat.
- There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to all street right-of-way lines. Additional easements for the installation of guys and anchors outside the 20 foot easement are hereby granted when necessary.
- There is hereby dedicated a ten (10) foot wide Public Utility and Drainage 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.

Doc # 200606022555



1" = 400'  
PLAT PREPARED NOVEMBER 7, 2005

### SUBDIVISION SUMMARY

**LOTS:**  
87 LOTS, BEING 116.25 ACRES, SAME BEING  
9.96 ACRES OUT OF THE LIGHTFOOT SURVEY No. 6, A-356  
104.59 ACRES OUT OF THE JOHN H. JONES SURVEY No. 5, A-295,  
AND 1.70 ACRES OUT OF THE CHAS. MURHARDT SURVEY No. 48, A-404

**AREA HEREBY DEDICATED TO THE PUBLIC AS RIGHT OF WAY:**  
5972 LINEAR FEET OF ROADS, BEING 8.41 ACRES, SAME BEING  
0.96 ACRE (687 L.F.) OUT OF THE LIGHTFOOT SURVEY No. 6, A-356  
7.45 ACRES (5285 L.F.) OUT OF THE JOHN H. JONES SURVEY No. 5, A-295

SURVEYOR:  
PRO-TECH ENGINEERING GROUP, Inc.  
Kelly Kilber, R.P.L.S.  
100 E. San Antonio St., Suite 100  
San Marcos, Texas 78666

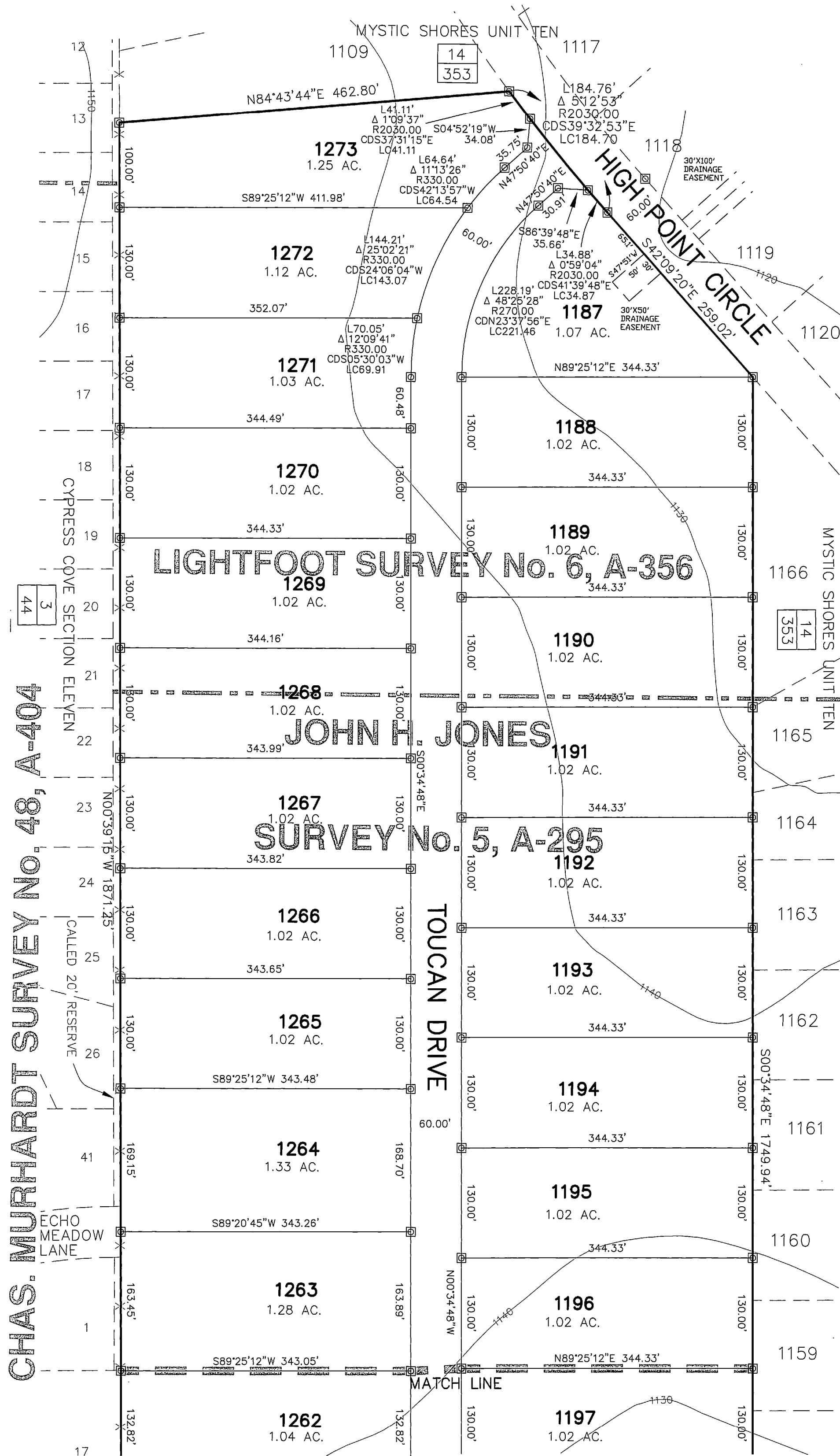


ENGINEERING  
GROUP  
INCORPORATED  
100 E. San Antonio St., Suite 100  
San Marcos, TX, 78666  
(512) 353-3335

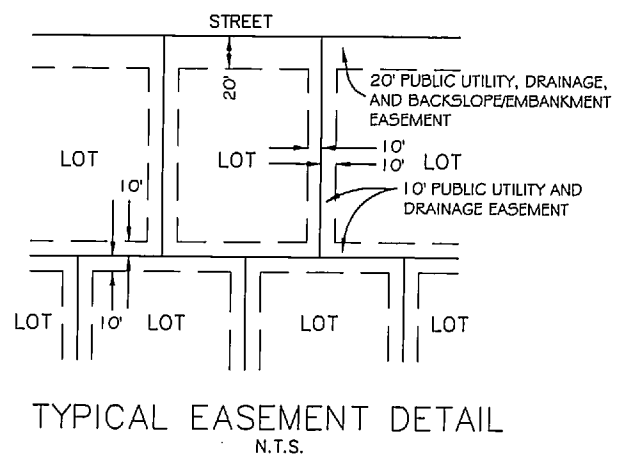
SHEET 1 of 5

Doc # 200606022555

# MYSTIC SHORES UNIT SEVENTEEN



| LEGEND |   |
|--------|---|
|        | CONCRETE MONUMENT FOUND                                       |
|        | IRON STAKE FOUND  |
|        | IRON STAKE W/ ALUMINUM CAP (PRO-TECH ENG 2219) SET            |
|        | FENCE POST FOUND  |
|        | PATENT SURVEY LINE  |
|        | FENCE LINE  |
|        | OVERHEAD UTILITY LINE   |
|        | EASEMENTS, SETBACKS, AND PROPERTY LINES NOT PART OF THIS PLAT |
|        | COMAL COUNTY DEED RECORDS                                     |
|        | COMAL COUNTY PLAT RECORDS                                     |
|        | COMAL COUNTY CLERK'S DOCUMENT NUMBER                          |



MYSTIC SHORES  
UNIT SEVENTEEN  
SHEET 2 OF 5  
NOVEMBER 7, 2005

PLAN 5508

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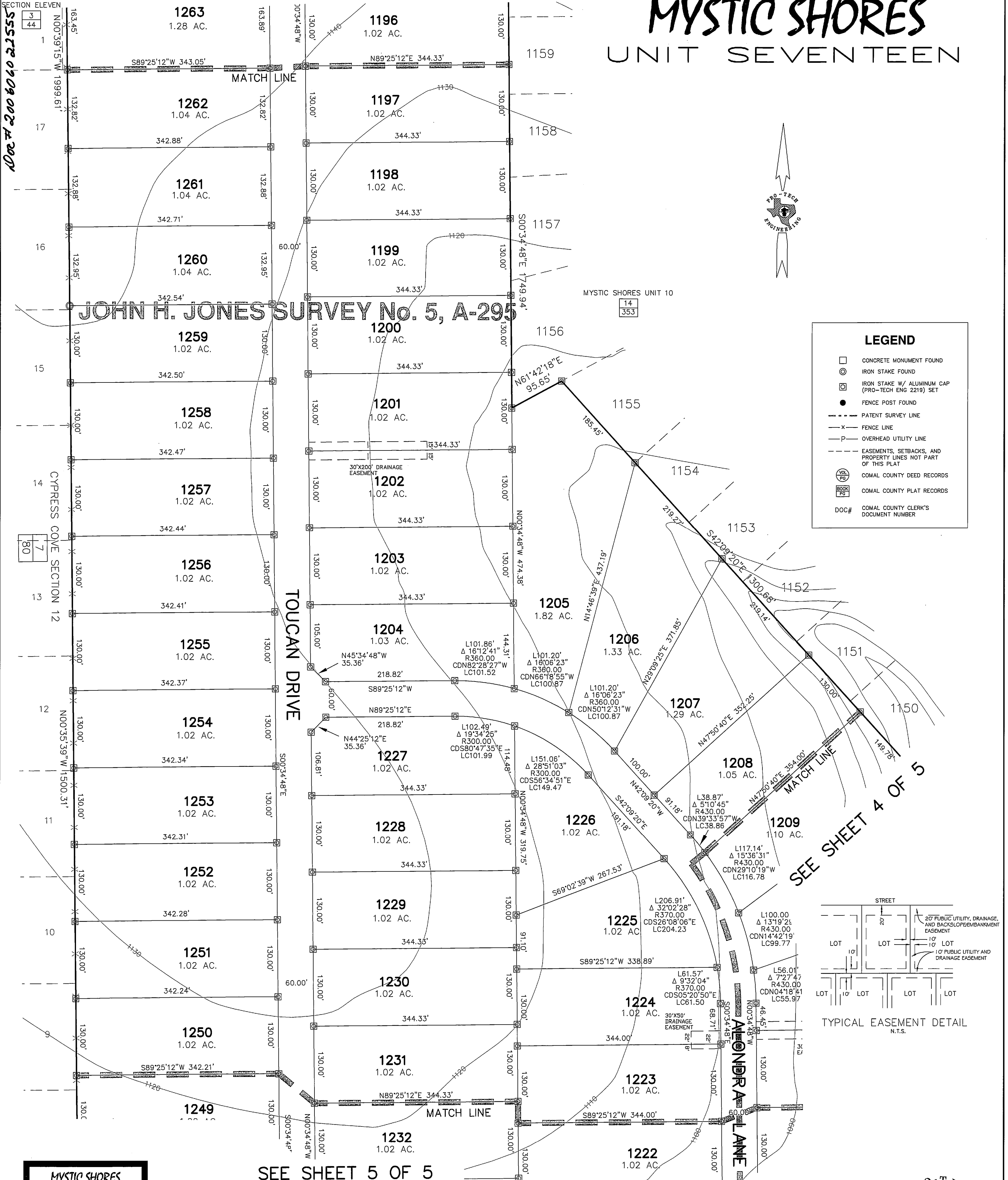
SCALE: 1" = 100'

PRO-TECH  
ENGINEERING  
GROUP  
INCORPORATED  
100 E. San Antonio St., Suite 100  
San Marcos, TX, 78666  
(512) 353-3335

SEE SHEET 2 OF 5

# MYSTIC SHORES UNIT SEVENTEEN

CYPRESS COVE SECTION ELEVATION  
3  
44  
17  
16  
15  
14  
13  
12  
11  
10  
7  
80



**MYSTIC SHORES**  
UNIT SEVENTEEN  
SHEET 3 OF 5  
NOVEMBER 7, 2005

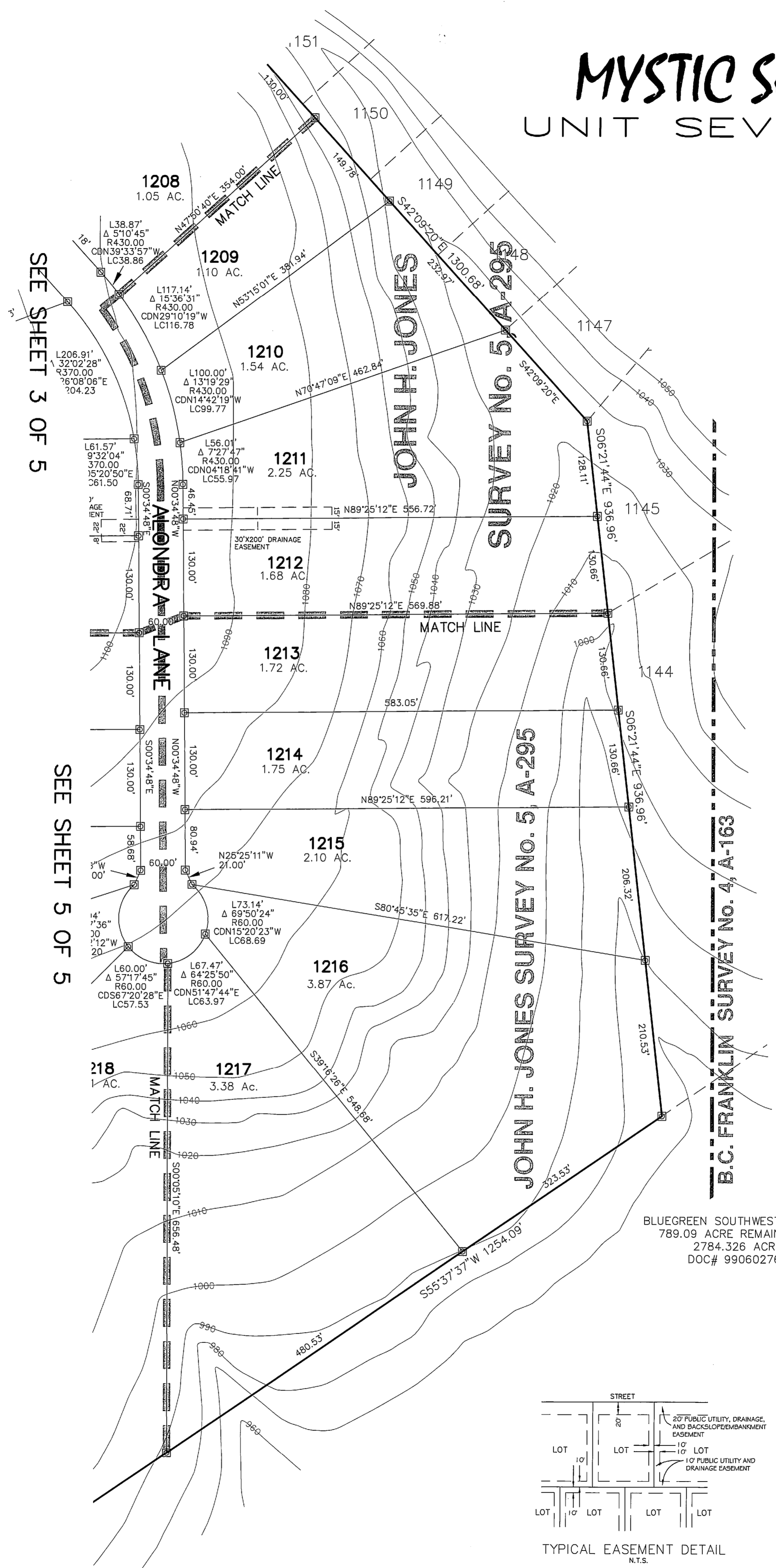
**PLAN 5508**  
..\\14660\\..\\UNIT17 PLAT\\14660BASE.DWG

**PRO-TECH**  
**ENGINEERING GROUP**  
INCORPORATED  
100 E. San Antonio St., Suite 100  
San Marcos, TX, 78666  
(512) 353-3335

SCALE: 1" = 100'

Doc # 20060602255

# MYSTIC SHORES UNIT SEVENTEEN



SEE SHEET 3 OF 5

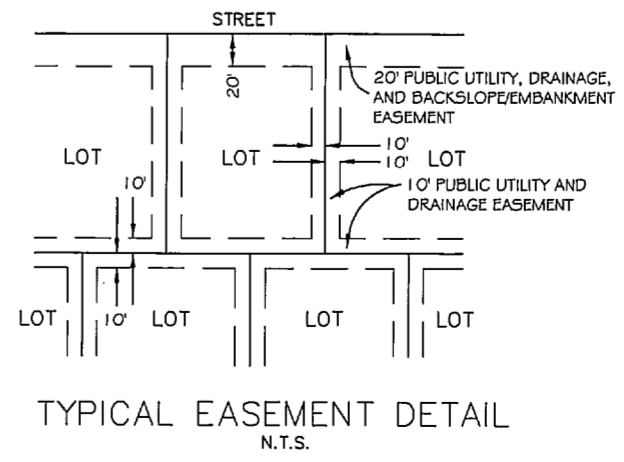
SEE SHEET 5 OF 5

**LEGEND**

- CONCRETE MONUMENT FOUND
- ⊙ IRON STAKE FOUND
- ⊕ IRON STAKE W/ ALUMINUM CAP (PRO-TECH ENG 2219) SET
- FENCE POST FOUND
- - - PATENT SURVEY LINE
- x - FENCE LINE
- P - OVERHEAD UTILITY LINE
- - - EASEMENTS, SETBACKS, AND PROPERTY LINES NOT PART OF THIS PLAT
- Ⓜ COMAL COUNTY DEED RECORDS
- Ⓟ COMAL COUNTY PLAT RECORDS
- DOC# COMAL COUNTY CLERK'S DOCUMENT NUMBER



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



**MYSTIC SHORES**  
UNIT SEVENTEEN  
SHEET 4 OF 5  
NOVEMBER 7, 2005

## PLAN 5508

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SCALE: 1" = 100'

**PRO-TECH ENGINEERING GROUP INCORPORATED**  
100 E. San Antonio St., Suite 100  
San Marcos, TX. 78666  
(512) 353-3335

# MYSTIC SHORES

## UNIT SEVENTEEN

555220909000 PLAN

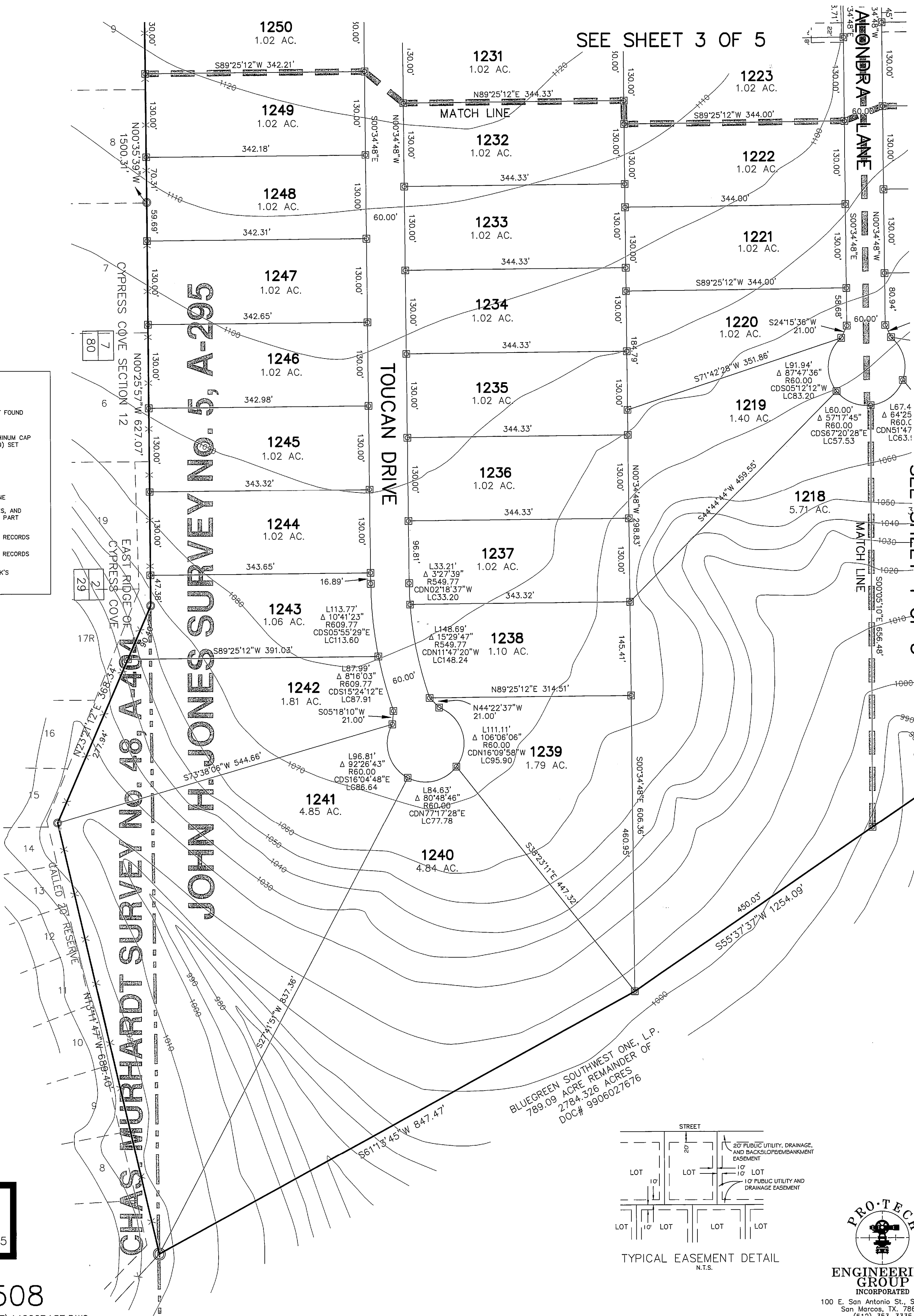


SEE SHEET 3 OF 5

SEE SHEET 4 OF 5

**LEGEND**

- CONCRETE MONUMENT FOUND
- IRON STAKE FOUND
- IRON STAKE W/ ALUMINUM CAP (PRO-TECH ENG 2219) SET
- FENCE POST FOUND
- PATENT SURVEY LINE
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MYSTIC SHORES  
UNIT SEVENTEEN  
SHEET 5 OF 5  
NOVEMBER 7, 2005

PLAN 5508

..\\14660\\..\\UNIT17 PLAT\\14660BASE.DWG

SCALE: 1" = 100'

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