

MAILBOX EASEMENT from BLUEGREEN SOUTHWEST ONE, L.P., formerly known as PROPERTIES OF THE SOUTHWEST, L.P., to LA REATA RANCH PROPERTY OWNERS ASSOCIATION.

RECORDED  
Appraisal Counter

THE STATE OF TEXAS

COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

That BLUEGREEN SOUTHWEST ONE, L.P., formerly known as PROPERTIES OF THE SOUTHWEST, L.P., a Delaware Limited Partnership, authorized to do business in Texas, acting through its General Partner, BLUEGREEN SOUTHWEST LAND, INC., a Delaware corporation, authorized to do business in Texas, 3860 W. Northwest Highway, Suite 230, Dallas, Dallas County, Texas 75220, hereinafter called Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by LA REATA RANCH PROPERTY OWNERS ASSOCIATION, a Texas Non-Profit Corporation, of P. O. Box 896, Wimberley, Texas 78676, hereinafter called Grantee, does hereby grant and convey unto Grantee, its successors and assigns, a perpetual, non-exclusive easement and right-of-way for the purpose of constructing, repairing, rebuilding and replacing said mailboxes of a size and design as solely determined by Grantee together with the rights hereafter granted, said easement being over, upon, under and across Lot 29, La Reata, Section One, a Subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet 3, Page 164A, Plat Records of Bastrop County, Texas, more fully described as follows:

BEGINNING at an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" set on the South right-of-way line of La Reata Trail, the north line of the said Lot 29 for the northeast corner of the tract herein described and from which an iron stake with an aluminum cap marked "PRO-TECH ENGR 2219" found bears S 87° 56' 00" W 96.00 feet;

THENCE, with the said South line of the said La Reata Trail, the north line of the said Lot 29, the following courses numbered (1) and (2);

(1) S 87° 56' 00" W, 166.91 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found;

(2) N 85° 31' 27" W, 65.52 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" set for the northwest corner of the tract herein described;

THENCE, leaving the said La Reata Trail, S 02° 04' 00" E, 79.47 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" set for the southwest corner of the tract herein described;

THENCE N 87° 56' 00" E, 232.00 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" set for the southeast corner of the tract herein described;

THENCE, N 02° 04' 00" W, 72.00 feet to the POINT OF BEGINNING, being a mailbox easement and containing 0.39 acres of land. Field notes prepared July 5, 2000, from survey May 3, 1999 and revised July 6, 2000, by Kelly Kilber, Registered Professional Land Surveyor Number 2219.


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TO HAVE AND TO HOLD the said easement unto the said Grantee, its successors and assigns.

Grantee by acceptance hereof, agrees to hold harmless, defend and indemnify Grantor against any suits, liabilities, claims, demands or damages including but not limited to personal injuries and attorney fees, arising from Grantee's exercise of the easement granted by this instrument.

IN WITNESS WHEREOF, this instrument is executed on the date of the acknowledgement but EFFECTIVE July 17, 2000.

BLUEGREEN SOUTHWEST ONE, L.P., by  
BLUEGREEN SOUTHWEST LAND, INC., General  
Partner

BY:   
JACK H. DEAN, Vice-President

THE STATE OF TEXAS  
COUNTY OF HAYS

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This instrument was acknowledged before me on this the 17 day of July, 2000, by BLUEGREEN SOUTHWEST ONE, L.P., formerly known as PROPERTIES OF THE SOUTHWEST, L.P., a Delaware Limited Partnership, formerly known as PROPERTIES OF THE SOUTHWEST, INC., by JACK H. DEAN, Vice-President, BLUEGREEN SOUTHWEST LAND, INC., a Delaware corporation, General Partner.

  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
BOB R. KIESLING, P.C.  
P. O. BOX 311686  
NEW BRAUNFELS, TX 78131-1686

