



**EXCLUSIVE COMMERCIAL EASEMENT IN GROSS
FOR GOLF CART ACCESS**

DATE: March
~~February~~ 30, 2002

GRANTOR: LAKE TRAVIS PROPERTIES, INC.

GRANTOR'S MAILING ADDRESS (including county):
111 Cloudland Ct.
Spicewood, Texas 78669
Burnet County

GRANTEE: LAKECLIFF ON LAKE TRAVIS, L.P. AND THE MEMBERS AND GUESTS
OF THE LAKECLIFF COUNTRY CLUB

GRANTEE'S MAILING ADDRESS (including county):
111 Cloudland Ct.
Spicewood, Texas 78669
Burnet County

EASEMENT:

A perpetual and exclusive commercial easement in gross over and across a 0.055 acre tract of land lying in and situated out of the JOHN EWERS SURVEY NO. 308, in Travis County, Texas, and being a portion of Lot 1, Block "A", LAKECLIFF ON LAKE TRAVIS SECTION ONE, a subdivision of record in Volume 94, Pages 116-119 of the Plat Records of Travis County, Texas; said 0.055 acre and easement being more particularly described by metes and bounds in the field notes attached as Exhibit A-1 and as depicted on the surveyor's sketch attached as Exhibit A-2.

CONSIDERATION:

TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor.

Grantor hereby GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee an exclusive, perpetual commercial easement in gross for the purpose of golf cart access, ingress and egress over and across the Easement for the benefit of Grantee LAKECLIFF ON LAKE TRAVIS, L.P. and the present and future members and guests of members of LAKECLIFF ON LAKE TRAVIS COUNTRY CLUB. Grantor binds Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Easement to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof. This grant of easement is binding upon and inures to the benefit of the parties and their respective heirs, executors,

administrators, successors and assigns.

Grantee LAKECLIFF ON LAKE TRAVIS, L.P. agrees to INDEMNIFY, SAVE AND HOLD HARMLESS Grantor, Grantor's successors, assigns, and mortgagees, and the mortgagees of any of Grantor's successors and assigns, from any and all expenses, costs, liabilities, and damages, if any, arising out of Grantees' use of the Easement.

Grantee LAKECLIFF ON LAKE TRAVIS, L.P. shall bear all expense associated with construction, maintenance and repair of any golf cart path constructed on the Easement.

GRANTOR:

LAKE TRAVIS PROPERTIES, INC.

BY: Robert J. Day
ROBERT J. DAY, PRESIDENT

GRANTEE

LAKECLIFF ON LAKE TRAVIS, L.P.

BY: RJD, INC. General Partner

BY: Robert J. Day
ROBERT J. DAY, PRESIDENT

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on this 20th day of ~~February~~ March, 2002, by ROBERT J. DAY, President of LAKE TRAVIS PROPERTIES, INC., a Texas corporation, on behalf of the corporation.



Michelle M. Sankey
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

~~made~~ This instrument was acknowledged before me on the 20th day of ~~February~~, 2002, by ROBERT J. DAY, President of RJD, INC., a Texas corporation, on behalf of the corporation, and the corporation acknowledged the instrument as General Partner of LAKECLIFF ON LAKE TRAVIS, L.P., a Texas limited partnership, on behalf of the partnership.



Michelle M. Sankey

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO
CLINT PARSLEY
604 W. 12TH STREET
AUSTIN, TEXAS 78701

PREPARED IN THE LAW OFFICE OF:
CLINT PARSLEY
604 W. 12TH STREET
AUSTIN, TEXAS 78701

Courtesy
STEWART TITLE AUSTIN, INC.
1313 Ranch Road 620 South
Suite 101
Austin, Texas 78734

JAMES E. GARON

REGISTERED PROFESSIONAL LAND SURVEYOR

Email: jgaron1@swbell.net

PMB 312
7010 Highway 71 West, Suite 340
Austin, Texas 78735
512-288-5877
512-288-4716 fax

EXHIBIT A-1

January 25, 2002

LEGAL DESCRIPTION: BEING A 0.042 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF THE JOHN EWERS SURVEY NO. 308, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK "A", LAKECLIFF ON LAKE TRAVIS SECTION ONE, A SUBDIVISION OF RECORD IN VOL 94 PGS 118-119 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.042 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JANUARY, 2002:

BEGINNING at an iron rod set for the most westerly corner hereof and said Lot 1, Block "A";

THENCE with the northwest line of said Lot 1, Block "A", North 39°7'37" East a distance of 55.30 to an angle point,

THENCE crossing said Lot 1, the following two (2) calls

- 1) a distance of 47.00 feet along the arc of a curve to the left having a radius of 580.87 feet and a chord bearing North 70°44'47" East a distance of 46.98 feet to an angle point;
- 2) South 32°7'20" East a distance of 25.95 feet to a 60d nail set on the north line said Haynie Flat Road and southeast line of said Lot 1, Block "A";

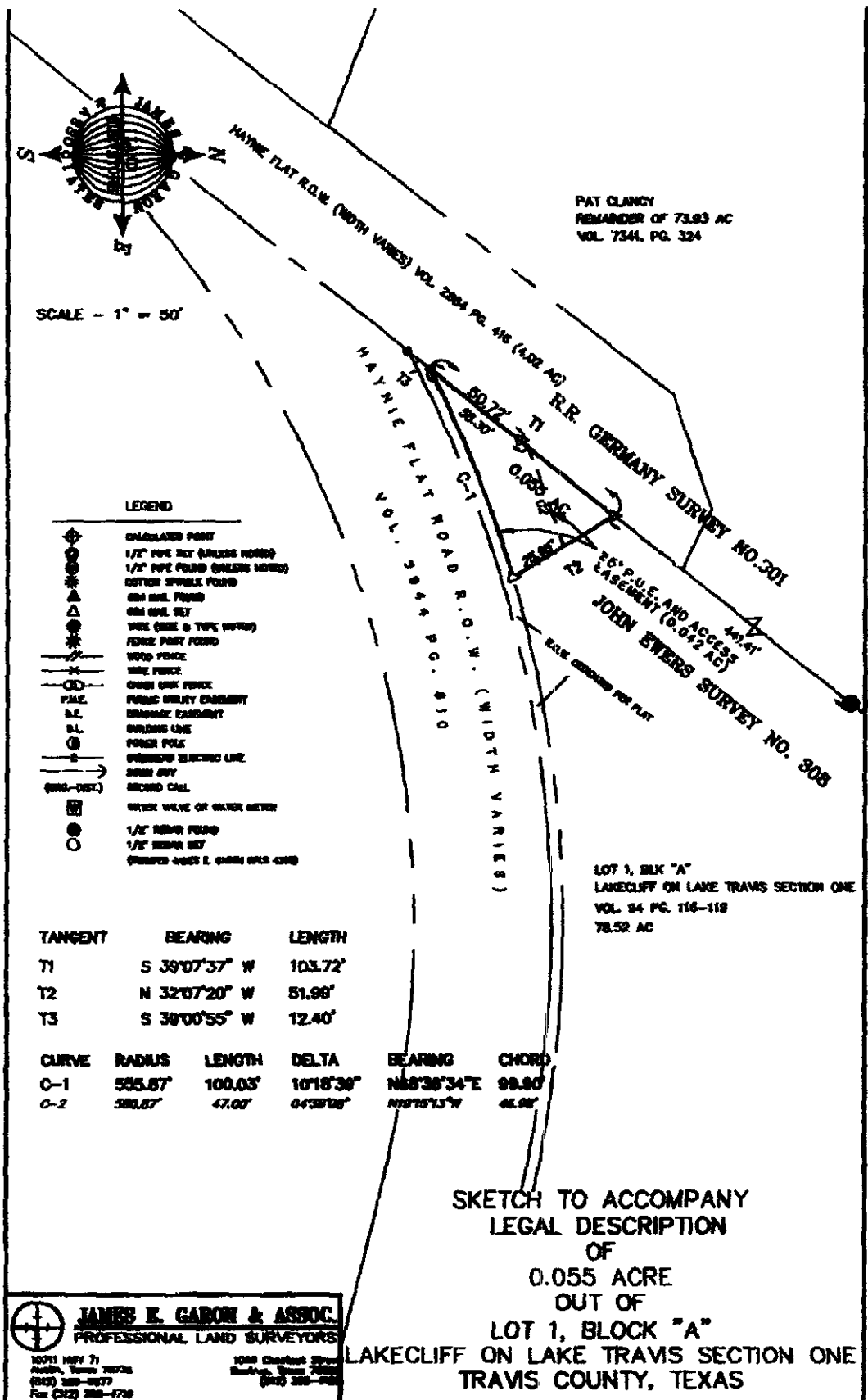
THENCE with said line of Haynie Flat Road and the south line of said Lot 1, Block "A", a distance of 100.03 feet along the arc of a curve to the left having a radius of 555.87 feet and a chord bearing North 68°36'34" East a distance of 99.90 feet to the **POINT OF BEGINNING** and containing 0.042 acre of land, more or less, and as shown on map of survey prepared herewith.

Note: All iron rods set are capped with plastic cap stamped "JE GARON - RPLS4303"

Surveyed by

James E. Garon
Registered Professional Land Surveyor
C:\Curtis\2001\jobs\34101\conveyance

EXHIBIT A-2



PAT CLANCY
REMAINDER OF 73.83 AC
VOL. 7341, PG. 324

SCALE - 1" = 50'

LEGEND

- ⊕ CHALKED POINT
- 1/2" PIPE SET (UNLESS NOTED)
- 1/2" PIPE FOUND (UNLESS NOTED)
- ⊗ OTHER SPWBLE FOUND
- △ 80# NAIL FOUND
- △ 80# NAIL SET
- ⊗ NAIL (SIZE & TYPE NOTED)
- ⊗ FENCE POST FOUND
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- PALE
- PUBLIC UTILITY CABLEWAY
- BRANDED EASEMENT
- BUILDING LINE
- POWER POLE
- OPENING SIGNING LINE
- SIGN SET
- (SING-TEXT) SIGN CALL
- MARK W/AVE OR OTHER MEYER
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- (DIMENSIONS & OTHER INFO AS NOTED)

TANGENT	BEARING	LENGTH			
T1	S 39°07'37" W	103.72'			
T2	N 32°07'20" W	51.98'			
T3	S 39°00'55" W	12.40'			
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C-1	555.87'	100.03'	10°18'39"	N89°36'34"E	99.90'
C-2	580.87'	47.00'	04°38'08"	N89°15'13"W	46.98'

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
OF
0.055 ACRE
OUT OF
LOT 1, BLOCK "A"
LAKECLIFF ON LAKE TRAVIS SECTION ONE
TRAVIS COUNTY, TEXAS

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS

10071 HWY 71
Austin, Texas 78726
(512) 288-4777
Fax (512) 288-4798

1000 Chestnut Street
Houston, Texas 77002
(281) 288-4444

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



03-21-2002 02:54 PM 2002053462
PAREDEST \$19.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS