



5

EXCLUSIVE COMMERCIAL EASEMENT IN GROSS FOR GOLF CART ACCESS

DATE: April 9, 2008

GRANTOR (whether one or more): VLC ACQUISITION GROUP LLC

GRANTOR'S MAILING ADDRESS:
6836 Bee Caves Rd., Ste. 208
Austin, Texas 78746

GRANTEE (whether one or more): LAKECLIFF ON LAKE TRAVIS, L.P.
AND THE MEMBERS AND GUESTS OF
THE LAKECLIFF COUNTRY CLUB

GRANTEE'S MAILING ADDRESS:
111 Cloudland Ct.
Spicewood, Texas 78669

CONSIDERATION:

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

EASEMENT:

A perpetual and exclusive commercial easement in gross over and across a portion of the 4.544 acre remainder of Lot 1, Block "A", LAKECLIFF ON LAKE TRAVIS, SECTION ONE, a subdivision in Travis County, Texas, according to the map or plat, of record in Volume 94, Page 116, of the Plat Records of Travis County, Texas, the easement and remainder being more particularly described by metes and bounds and depicted as Proposed Access Easement in the surveyor's sketch attached as Exhibit A.

Grantor, for the consideration, 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 the LAKECLIFF COUNTRY CLUB. Grantor binds Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Easement to Grantee, Grantee's 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:

VLC ACQUISITION GROUP LLC

By: Wayne Laviolette
Printed Name: Wayne Laviolette
Title: Managing Member

GRANTEE:

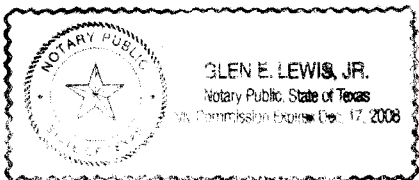
LAKECLIFF ON LAKE TRAVIS, L.P.

By: RJD, INC., General Partner

By: x Robert J Day
ROBERT J DAY, President

STATE OF TEXAS)
COUNTY OF TRAVIS)

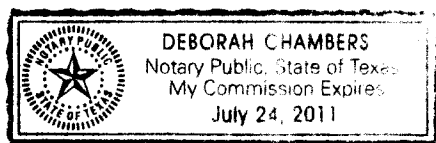
This instrument was acknowledged before me on this 9TH day of April, 2008, by WAYNE LAVIOLETTE, the MANAGING MEMBER of VLC ACQUISITION GROUP LLC, a TEXAS limited liability company, on behalf of the company.



Glen E. Lewis
Notary Public, State of Texas

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on this 24 day of April, 2008, by ROBERT J. DAY, the 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 said partnership.



Deborah Chambers

Notary Public, State of Texas

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

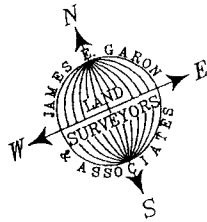
PREPARED IN THE LAW OFFICE OF:
CLINT PARSLEY
604 W. 12TH STREET
AUSTIN, TEXAS 78701

EXHIBIT A

PROPOSED ACCESS AND UTILITY EASEMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
E C1	75.00'	90°52'34"	118.96'	106.87'	S 68°19'09" W
E C2	580.87'	32°45'58"	332.19'	327.68'	N 89°23'58" E

LINE	BEARING	DISTANCE
E L1	S 25°03'36" W	100.81'
E L2	S 64°56'24" E	57.42'
E L3	N 22°52'52" E	163.46'
E L4	N 66°14'34" W	50.71'
E L5	N 75°00'49" W	70.05'
E L6	S 32°07'58" E	25.94'



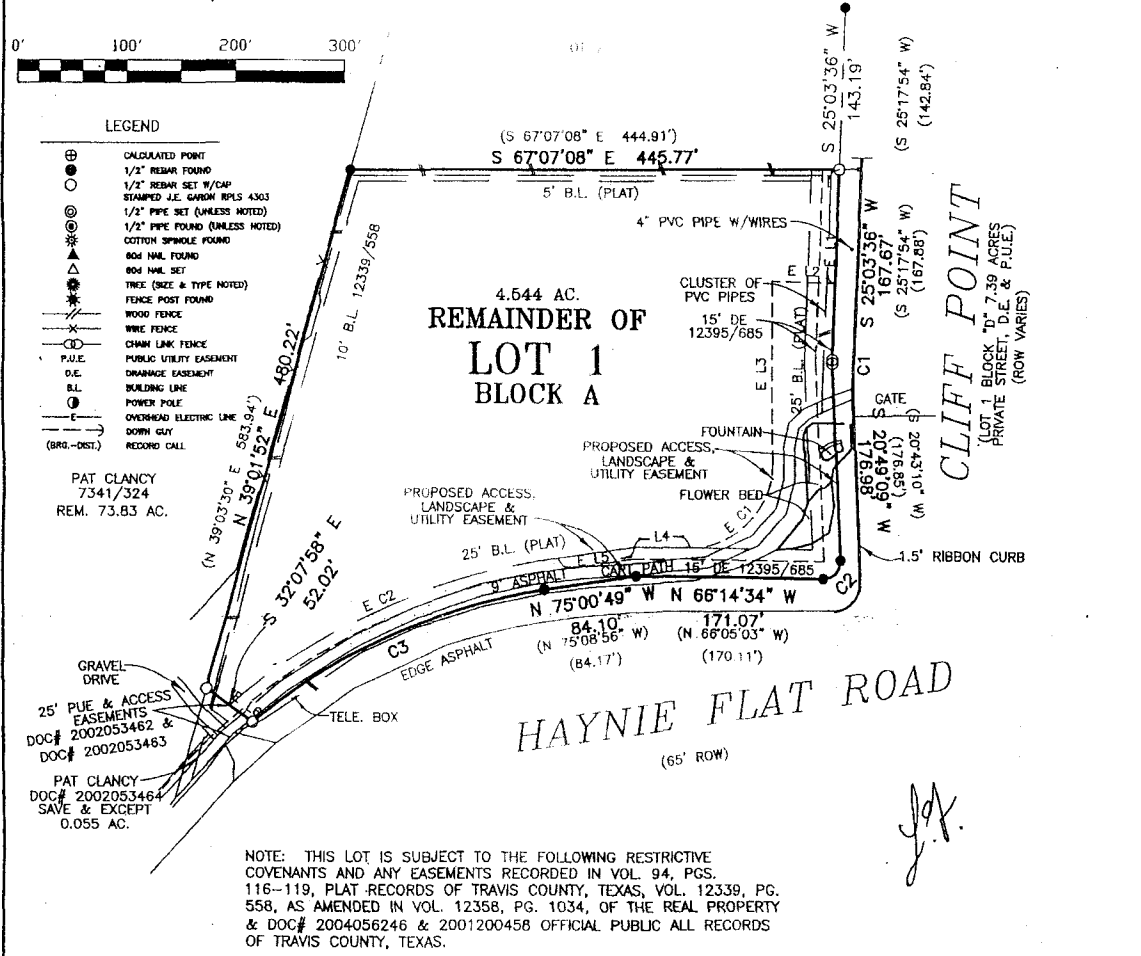
LEGEND

- CALCULATED POINT
- 1/2" REBAR FOUND
- 1/2" REBAR SET W/ CAP
- STAMPED J.E. GARON RPLS 4303
- 1/2" PIPE SET (UNLESS NOTED)
- 1/2" PIPE FOUND (UNLESS NOTED)
- COTTON SPINDLE FOUND
- 80d NAIL FOUND
- 80d NAIL SET
- TREE (SIZE & TYPE NOTED)
- FENCE POST FOUND
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- B.L. BUILDING LINE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN GUY
- RECORD CALL (BRG.-DIST.)

PAT CLANCY
7341/324
REM. 73.83 AC.

GRAVEL DRIVE
25' P.U.E. & ACCESS
EASEMENTS
DOC# 2002053462 &
DOC# 2002053463

PAT CLANCY
DOC# 2002053464
SAVE & EXCEPT
0.055 AC.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
(C1)	45.00'	04°35'06"	3.60'	3.60'	
C1	45.00'	04°14'27"	3.33'	3.33'	N 22°56'23" E
(C2)	15.00'	93°11'47"	24.40'	21.80'	
C2	15.00'	95°28'47"	25.00'	22.20'	S 67°01'10" W
(C3)	555.87'	41°50'46"	402.33'	393.45'	
C3	555.87'	30°27'25"	295.49'	292.02'	N 88°56'37" E

TO THE OWNERS, LIENHOLDERS AND STEWART TITLE GUARANTY COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 481530-0-105 E EFFECTIVE JUNE 16, 1983.

REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
(512) 303-4185
(512) 321-2107 fax

DATE

5-13-2005

REFERENCE: JIM MADIGAN OR ASSIGNS

G.F. NO. 5040355

ADDRESS: HAYNIE FLAT ROAD

LEGAL DESCRIPTION: REMAINDER OF LOTS 1, BLOCK "A", OF LAKECLIFF ON LAKE TRAVIS SECTION ONE, RECORDED IN VOL. 94, PGS. 116-119, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

server\co.\tr.\sub.\LLT.\SEC1\634205.dwg

FIELD BOOK: 288/64



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2008 Jun 11 10:31 AM 2008097978

GONZALESM \$32.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

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.