

*Key*

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

DATE: MARCH 4  
February, 2002

GRANTOR: PAT T. CLANCY

GRANTOR'S MAILING ADDRESS (including county):  
Rt. 2, Box 14P  
Spicewood, Texas  
Travis County

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

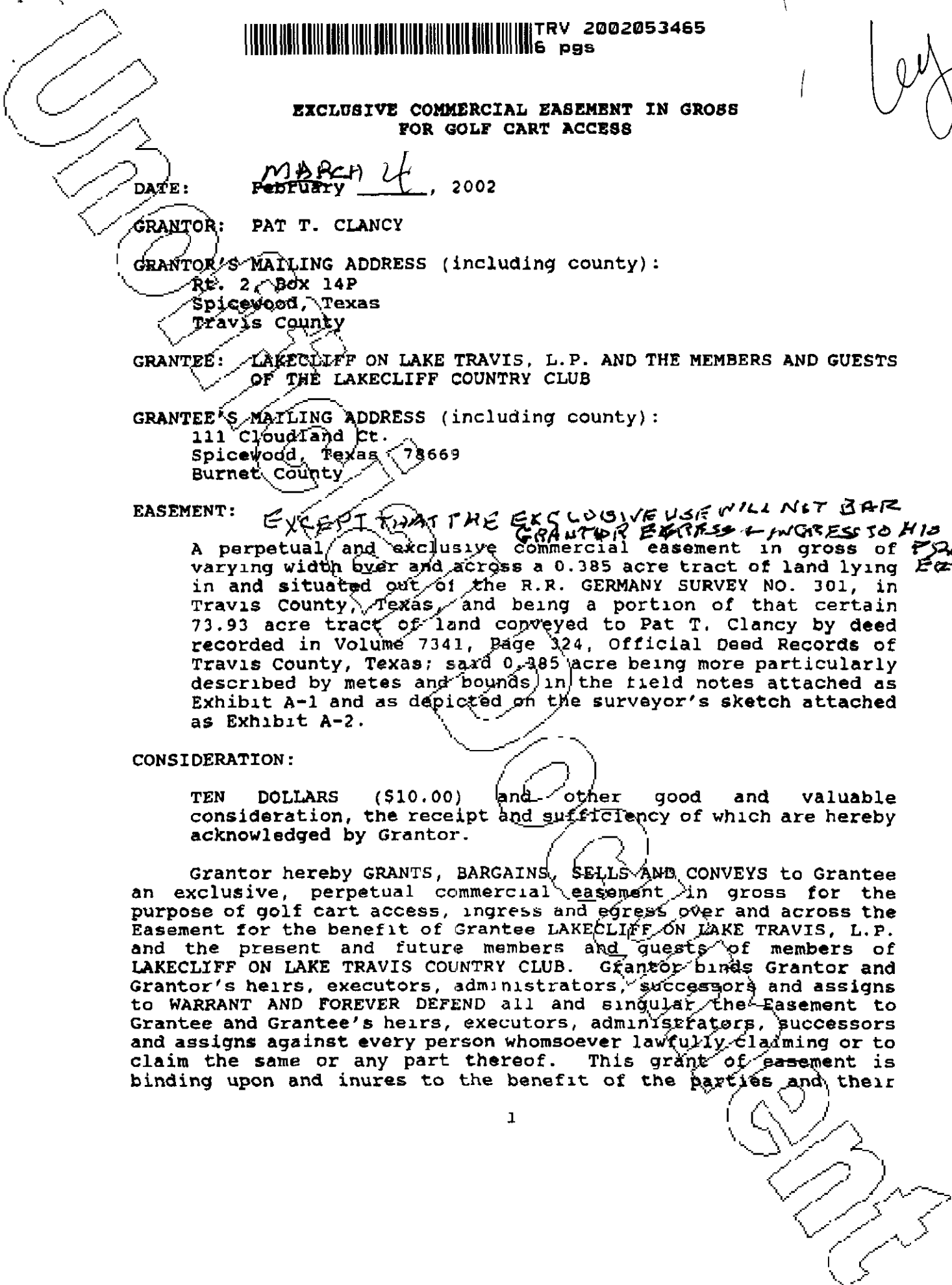
GRANTEE'S MAILING ADDRESS (including county):  
111 Cloudland Ct.  
Spicewood, Texas 78669  
Burnet County

EASEMENT: *EXCEPT THAT THE EXCLUSIVE USE WILL NOT BAR GRANTOR EGRESS & INGRESS TO HIS PROP. ECTY*  
A perpetual and exclusive commercial easement in gross of varying width over and across a 0.385 acre tract of land lying in and situated out of the R.R. GERMANY SURVEY NO. 301, in Travis County, Texas, and being a portion of that certain 73.93 acre tract of land conveyed to Pat T. Clancy by deed recorded in Volume 7341, Page 324, Official Deed Records of Travis County, Texas; said 0.385 acre 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 heirs, executors, administrators, 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 heirs, executors, administrators, 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:

*Pat T. Clancy*  
\_\_\_\_\_

PAT T. CLANCY

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 4<sup>th</sup> day of ~~February~~, 2002, by PAT T. CLANCY  
MARCH

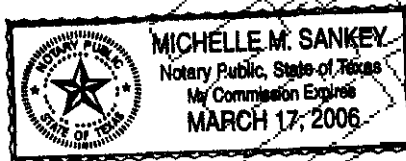
*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

03/04/02

STATE OF TEXAS )

COUNTY OF TRAVIS )

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

DUPLICATE DOCUMENT

EXHIBIT A-1

**JAMES E. GARON**

REGISTERED PROFESSIONAL LAND SURVEYOR

Email: jgarons@swbell.net

PMB 312  
7010 Highway 71 West, Suite 340  
Austin, Texas 78735  
512-288-5877  
512-288-4718 fax

January 21, 2002

**LEGAL DESCRIPTION:** BEING A 0.385 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF THE R.R. GERMANY SURVEY NO. 301, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 73.93 ACRE TRACT OF LAND CONVEYED TO PAT T. CLANCY BY DEED RECORDED IN VOLUME 7341, PAGE 324, OFFICIAL DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.385 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JANUARY, 2002:

**BEGINNING** at a fence post found on the northwest line of the Haynie Flat Road Right of Way (R.O.W.) as described in Vol. 2884 Pg. 416 of said records for an ell corner of said 73.93 acre tract, and the easternmost corner of a 16.136 acre tract of land conveyed to Robert McRory in Vol. 9038, Pg. 987 of said records;

**THENCE** with the common line of said 73.93 acre tract and said 16.136 acre tract, North 68°25'26" West a distance of 635.26 feet to a fence post found on the southeast line of a 48.50 acre tract conveyed to Joe and Ruth McDaniel in Vol. 13364, Pg. 1934 of said deed records, for an ell corner of said 73.93 acre tract and the northernmost corner of said 16.136 acre tract,

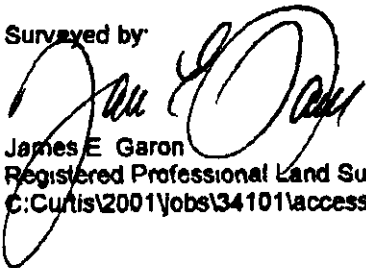
**THENCE** with the southeast line of said 48.50 acre tract, North 37°53'30" East a distance of 30.00 feet to a calculated point for corner,

**THENCE** South 67°58'56" East a distance of 634.17 feet to a calculated point for corner on the northwest line of said Haynie Flat Road R.O.W. and the southeast line of said 73.93 acre tract;

**THENCE** with said line South 38°30'17" West a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 0.385 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"

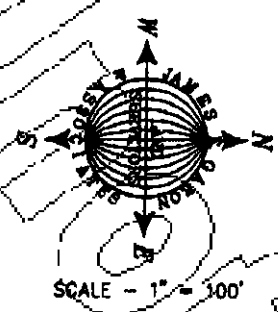
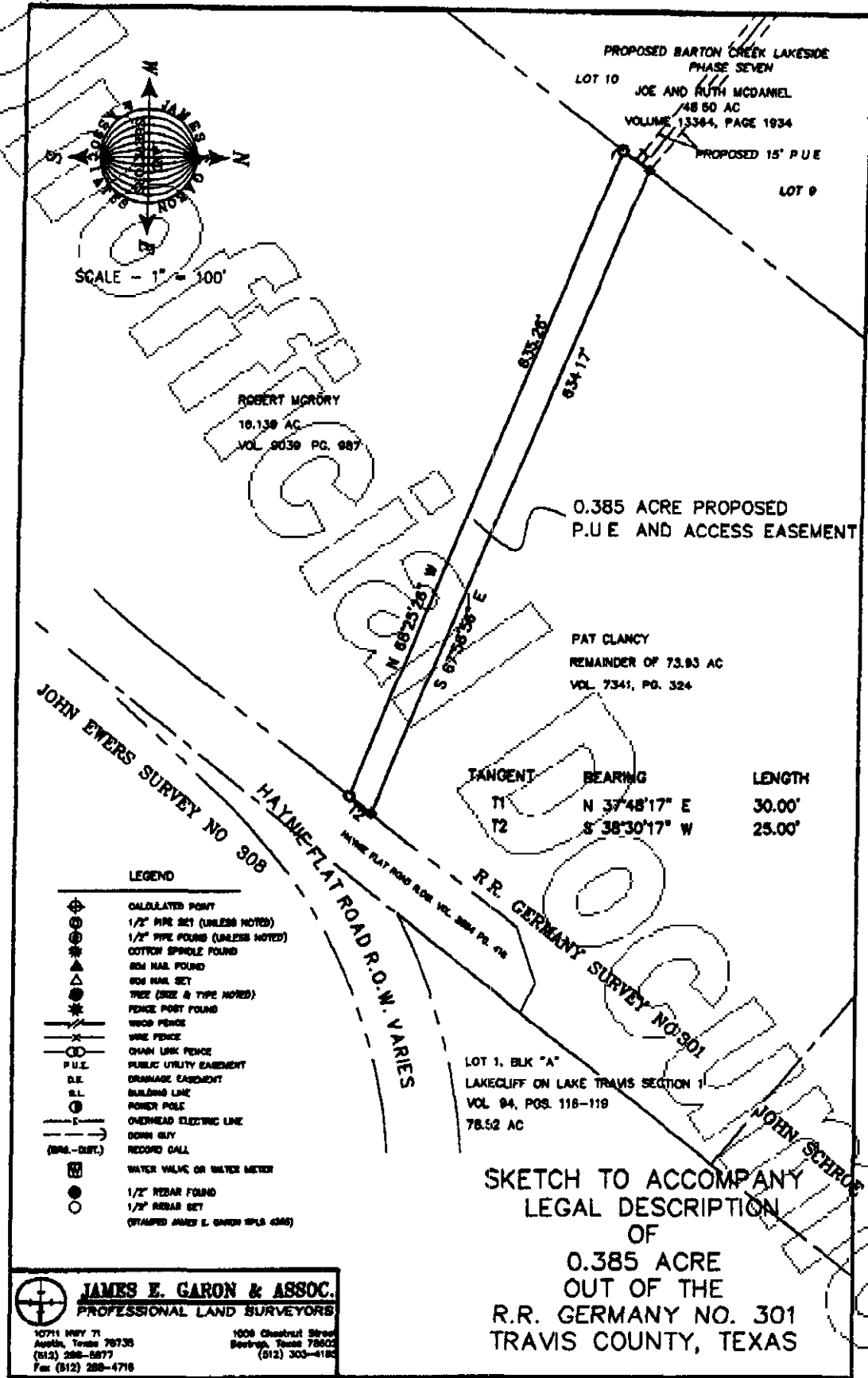
Surveyed by:



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



# EXHIBIT A-2



ROBERT MCGORRY  
16.136 AC  
VOL. 9039 PG. 987

JOE AND RUTH MCDANIEL  
48.50 AC  
VOLUME 13364, PAGE 1934

PAT CLANCY  
REMAINDER OF 73.93 AC  
VOL. 7341, PG. 324

LOT 1, BLK "A"  
LAKECLIFF ON LAKE TRAVIS SECTION 1  
VOL. 94, PGS. 116-119  
78.52 AC

PROPOSED BARTON CREEK LAKESIDE  
PHASE SEVEN

PROPOSED 15' P.U.E.

0.385 ACRE PROPOSED  
P.U.E. AND ACCESS EASEMENT

JOHN EYERS SURVEY NO 308

HAYME-FLAT ROAD R.O.W. VARIES

MINNE FLAT ROAD R.O.W. VOL. 984 PG. 48

R.R. GERMANY SURVEY NO 301

JOHN EYERS

TANGENT	BEARING	LENGTH
T1	N 37°48'17" E	30.00'
T2	S 38°30'17" W	25.00'

- LEGEND**
- ⊕ CALCULATED POINT
  - ⊙ 1/2" PIPE SET (UNLESS NOTED)
  - ⊗ 1/2" PIPE FOUND (UNLESS NOTED)
  - ⊛ COTTON SPINDLE FOUND
  - ⊙ 80# NAIL FOUND
  - ⊙ 80# NAIL SET
  - ⊙ TREE (SIZE & TYPE NOTED)
  - ⊙ FENCE POST FOUND
  - ⊙ WOOD FENCE
  - ⊙ WIRE FENCE
  - ⊙ CHAIN LINK FENCE
  - ⊙ P.U.E. PUBLIC UTILITY EASEMENT
  - ⊙ D.E. DRAINAGE EASEMENT
  - ⊙ B.L. BUILDING LINE
  - ⊙ POWER POLE
  - ⊙ OVERHEAD ELECTRIC LINE
  - ⊙ DOWN GUY
  - ⊙ RECORD DALL
  - ⊙ WATER VALVE OR SILVER METER
  - ⊙ 1/2" REBAR FOUND
  - ⊙ 1/2" REBAR SET (STAMPED JAMES E. GARON 1976 4285)

**JAMES E. GARON & ASSOC.**  
PROFESSIONAL LAND SURVEYORS

10711 HWY 71  
Austin, Texas 78738  
(512) 288-5877  
Fax (512) 288-4718

1008 Chestnut Street  
Bevton, Texas 78802  
(512) 303-4182

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION  
OF  
0.385 ACRE  
OUT OF THE  
R.R. GERMANY NO. 301  
TRAVIS COUNTY, TEXAS

Unofficial Document

~~Recorder's 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

*Dana DeBeauvoir*

03-21-2002 02 54 PM 2002053465  
PAREDEST \$19 00  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS