

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 subdivides this land according to the dimensions as shown. All roads to be constructed by this plat shall not be dedicated to any state, municipality, or other government entity. They shall remain private roads. Furthermore, the owner does hereby dedicate a public utility and public drainage easement over and across Lot 2345. Easements are dedicated for the purposes shown hereon.

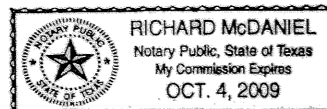
BLUEGREEN SOUTHWEST ONE, L.P.
a Delaware Limited Partnership,
By BLUEGREEN SOUTHWEST LAND, INC.
a Delaware Corporation, General Partner

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 20 day of March, 2007 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
Richard McDaniel

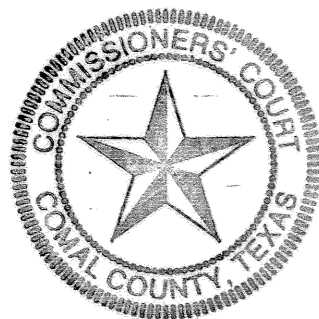


This Plat of Mystic Shores, Unit Twenty-one has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on April 12th, 2007.

Dated this 12th day of April, A.D., 2007.

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 12th day of April, A.D., 2007, at 2:20 P.M. and duly recorded the 12th day of April, A.D., 2007, at 2:20 P.M. in the Records of Maps and Plats in said office, of said County, in Document number 200706015710 in testimony whereof witness my hand and official seal of office this 12th day of April, A.D., 2007.

COUNTY CLERK
COMAL COUNTY, TEXAS

By: *[Signature]*
Deputy



STATE OF TEXAS*
COUNTY OF COMAL*

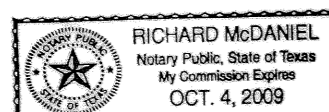
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

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



Sworn to and subscribed before me this the 20 day of March, A.D., 2007.

Notary Public, State of Texas
Richard McDaniel



PLAN 5531

EO 14660
..\\14660\\..\\UNIT21 PLAT\\14660BASE.DWG

MYSTIC SHORES

UNIT TWENTY-ONE

A SUBDIVISION OF 173.49 ACRES

BEING

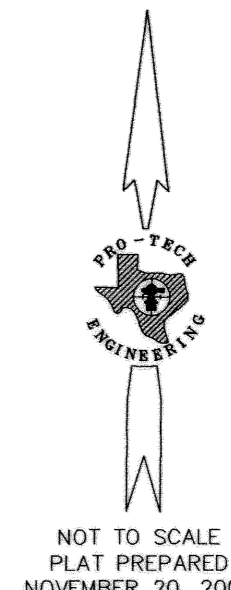
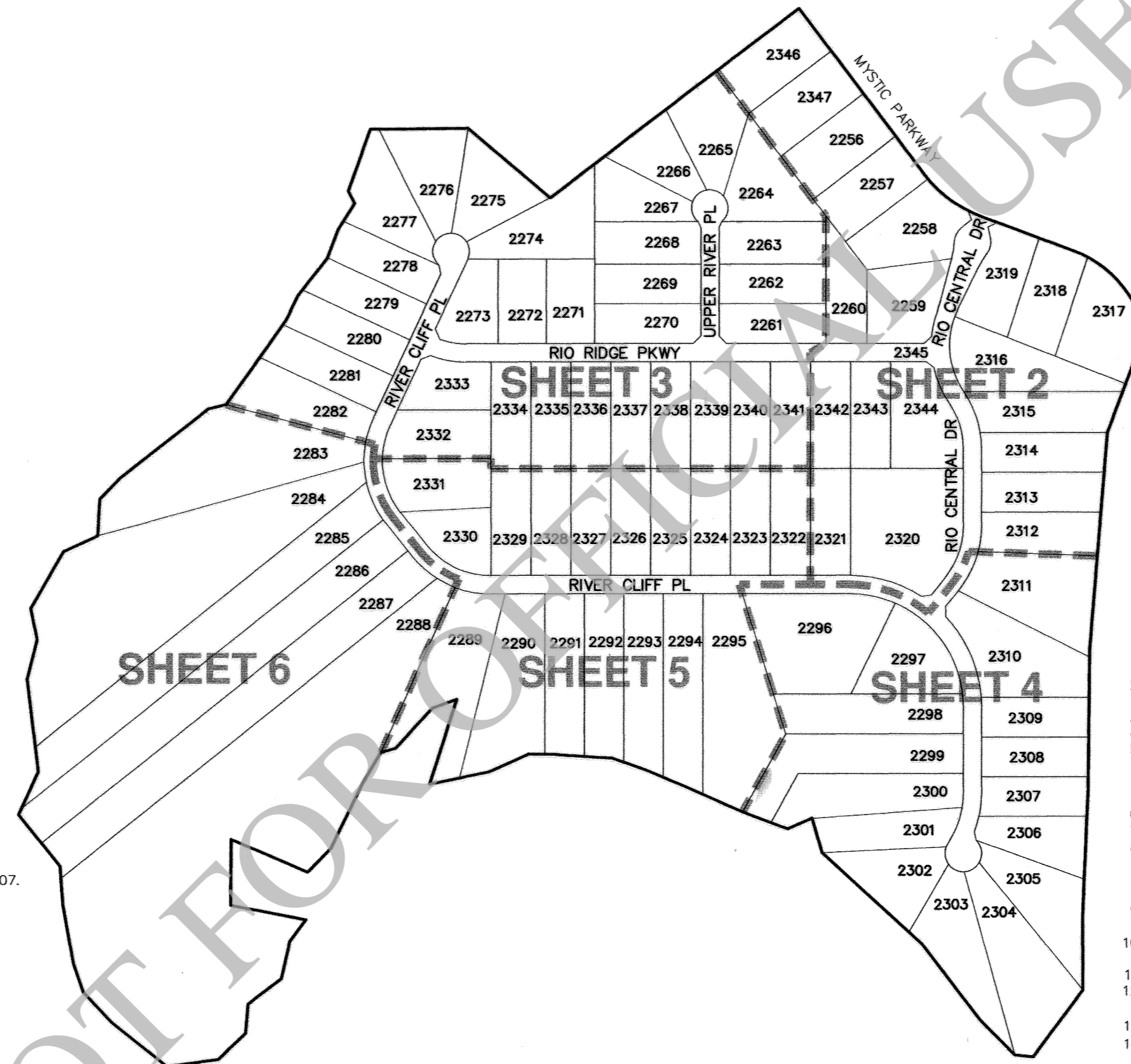
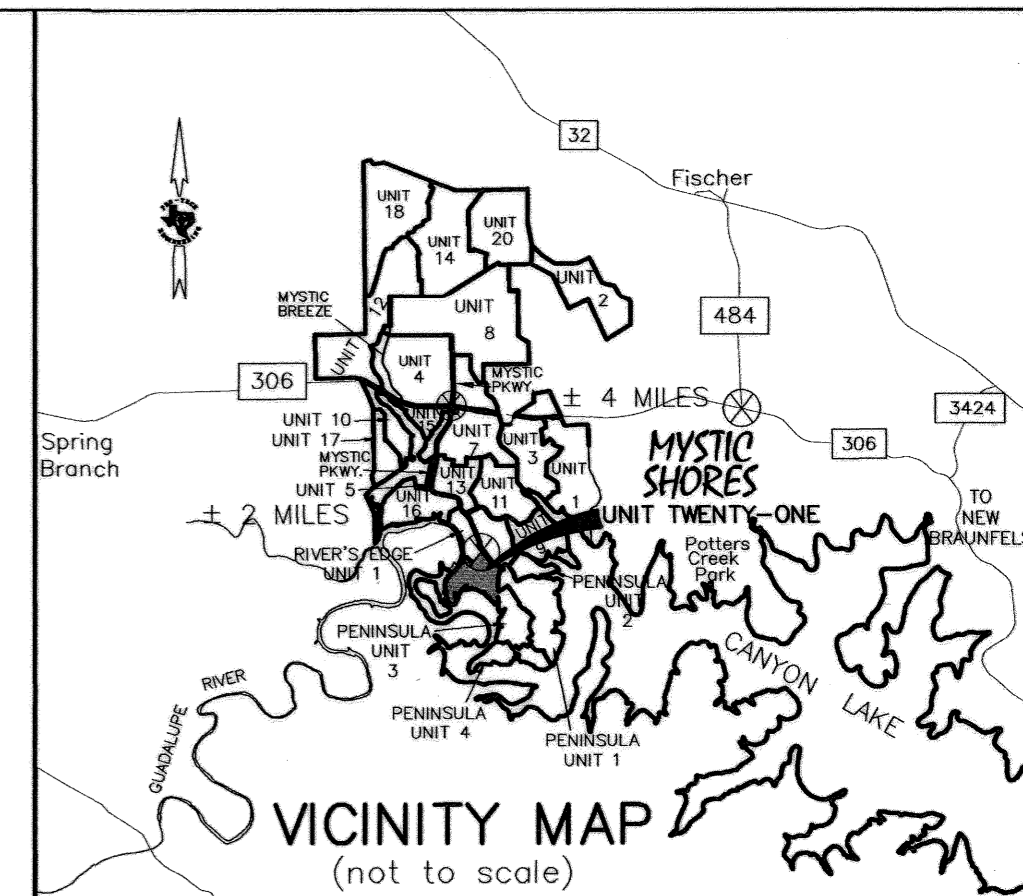
81.38 ACRES OUT OF THE JUAN J.M. ARREDONDO SURVEY No. 1, A-7

92.11 ACRES OUT OF THE G.W. HOCKLEY SURVEY No. 3, A-208

COMAL COUNTY, TEXAS

92 LOTS

Doc# 200706015710



NOTES:

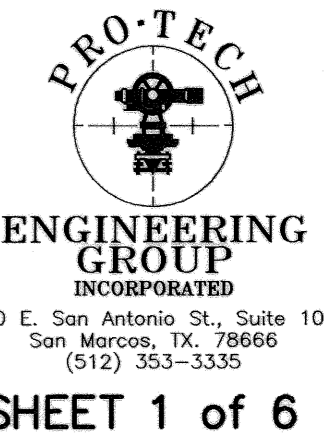
1. A portion of this subdivision has been designated as being in ZONE A, a special flood hazard area, as delineated on the Flood Insurance Rate Map (FIRM) Panel No. 485463 0045 C, dated September 29, 1986, for unincorporated areas of Comal County, Texas.
2. Topographic information shown hereon was provided by GEODETIX, INC. Contours shown at intervals of 10 feet.
3. This subdivision does not lie within the Edwards Aquifer Recharge Zone.
4. This subdivision does not lie within the extra-territorial jurisdiction of any city.
5. Lienholder, RFC CONSTRUCTION FUNDING, LLC, a Delaware Corporation, 8400 Normanbe Lake Blvd. #250, Minneapolis, Minnesota 55437, a Delaware Corporation, by deed of trust recorded in Document No. 200406035948, Comal County Real Property Records has acknowledged this plat by Lienholder Subordination.
6. This subdivision shall be served by a State certified public water supply system.
7. This subdivision shall be served by individual on-site sewage facilities.
8. 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.
9. There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to all street right-of-way lines.
10. There is hereby dedicated a ten (10) foot wide Public Utility and Drainage Easement adjacent to all non-street lot lines.
11. Comal County requires a minimum twenty-five (25) foot building set-back line from road frontage.
12. 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.
13. Lots 2345 shall serve as ingress and egress for the property owners in Mystic Shores Unit Twenty-One.
14. Lot 2345 shall be maintained by the property owners association.

SUBDIVISION SUMMARY

LOTS:
91 LOTS, BEING 162.90 ACRES, SAME BEING
74.82 ACRES OUT OF THE JUAN J.M. ARREDONDO SURVEY No. 1, A-7,
88.08 ACRES OUT OF THE G.W. HOCKLEY SURVEY No.3, A-208,

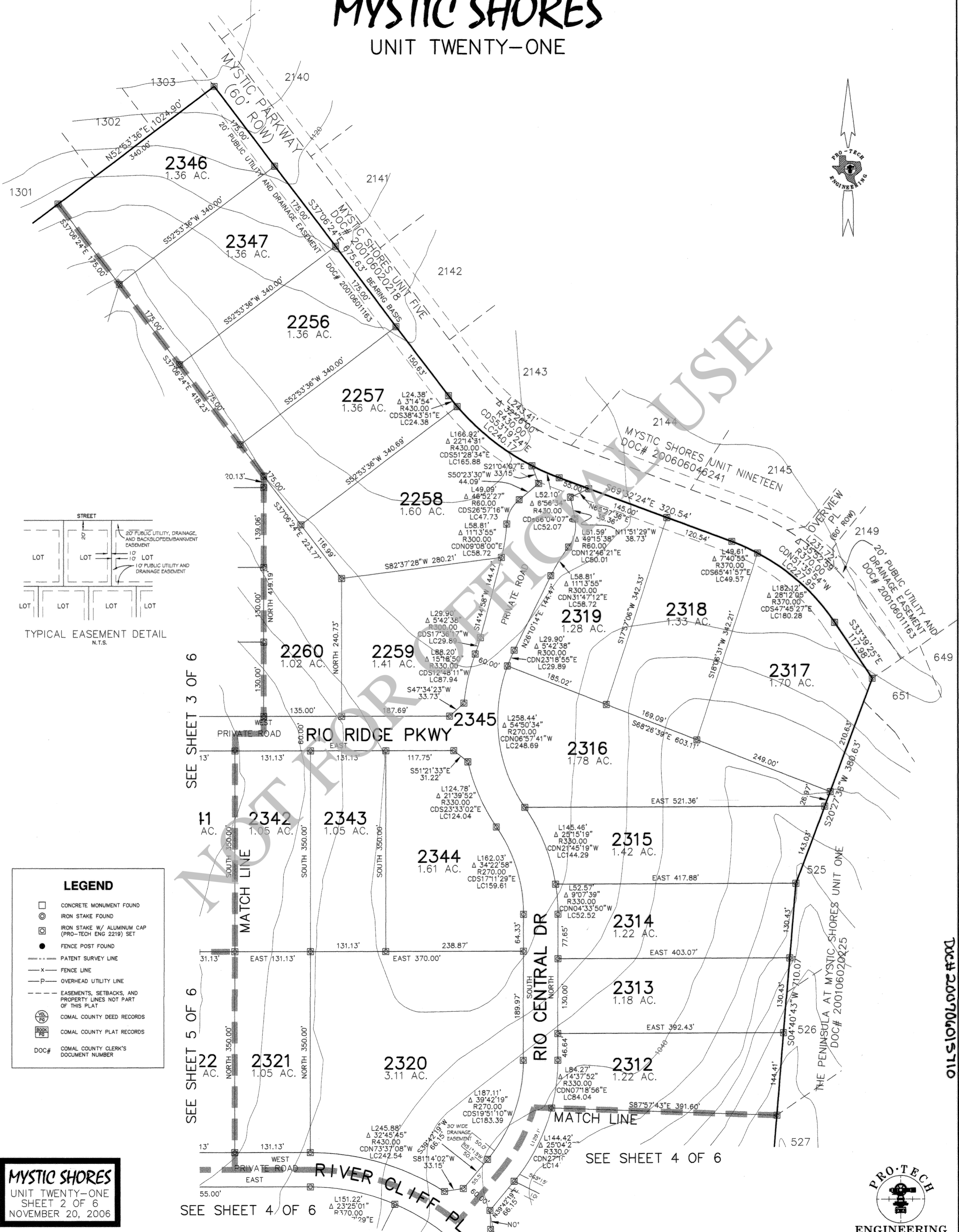
PRIVATE ROADS (LOT 2345):
10.59 ACRES (7482 L.F.), SAME BEING 6.56 ACRES (4592 L.F.) OUT OF THE
JUAN J.M. ARREDONDO SURVEY No. 1, A-7, AND
4.03 ACRES (2890 L.F.) OUT OF THE G.W. HOCKLEY SURVEY No. 3, A-208
TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

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



MYSTIC SHORES

UNIT TWENTY-ONE



SEE SHEET 3 OF 6

SEE SHEET 5 OF 6

SEE SHEET 4 OF 6

SEE SHEET 4 OF 6

| 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 |
| DOC# | COMAL COUNTY CLERK'S DOCUMENT NUMBER |

MYSTIC SHORES
UNIT TWENTY-ONE
SHEET 2 OF 6
NOVEMBER 20, 2006

PLAN 5531
..\\14660\\.\\UNIT21 PLAT\\14660BASE.DWG

SCALE: 1" = 100'

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

DOC# 200706015710

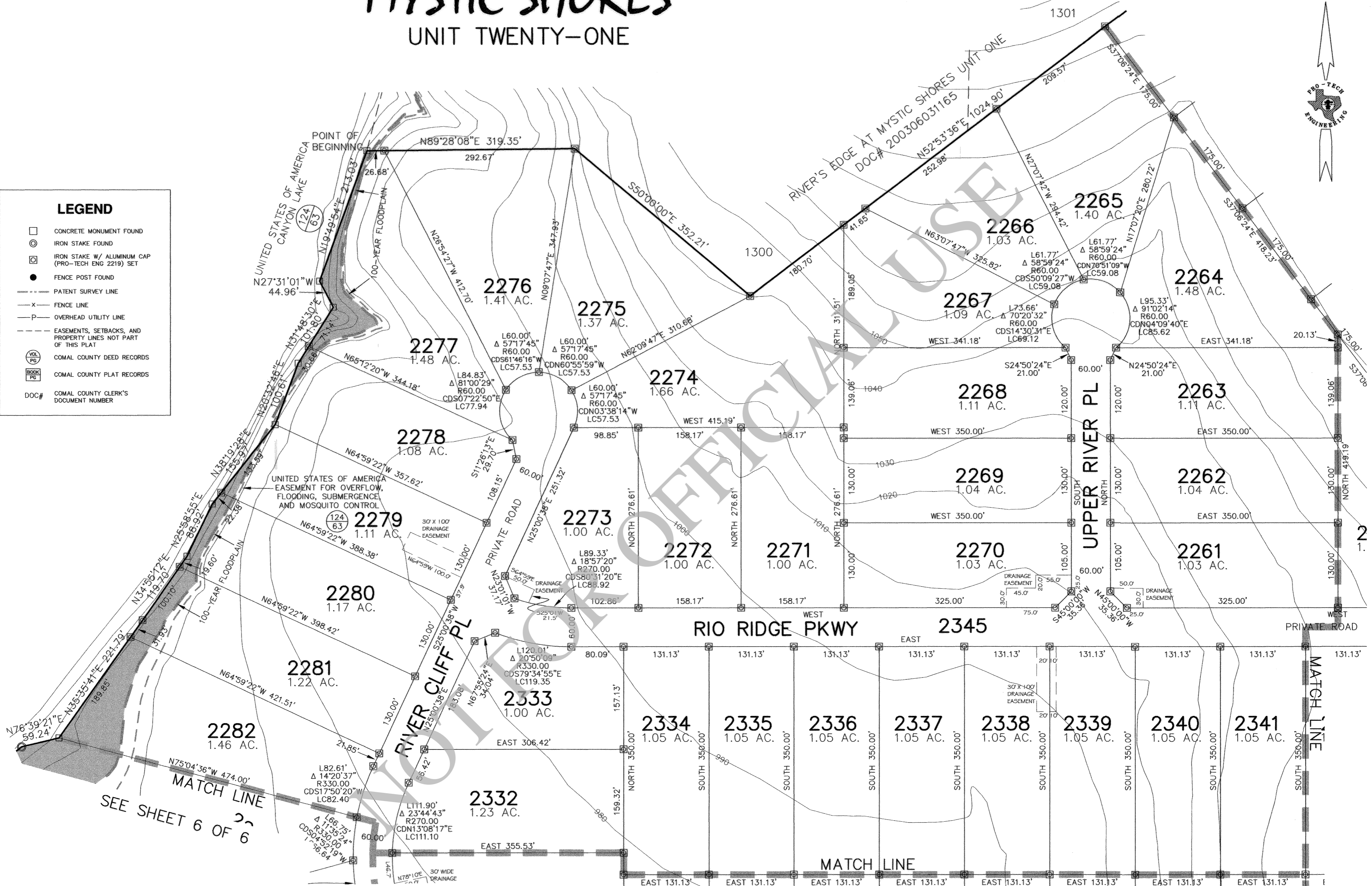
MYSTIC SHORES

UNIT TWENTY-ONE



LEGEND

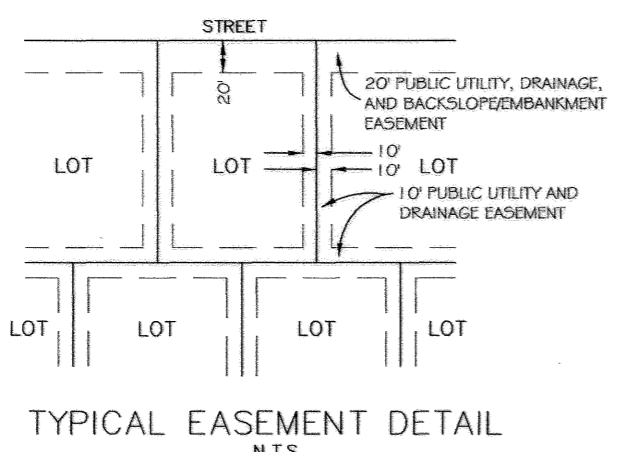
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SEE SHEET 2 OF 6

SEE SHEET 6 OF 6

SEE SHEET 5 OF 6



PLAN 5531

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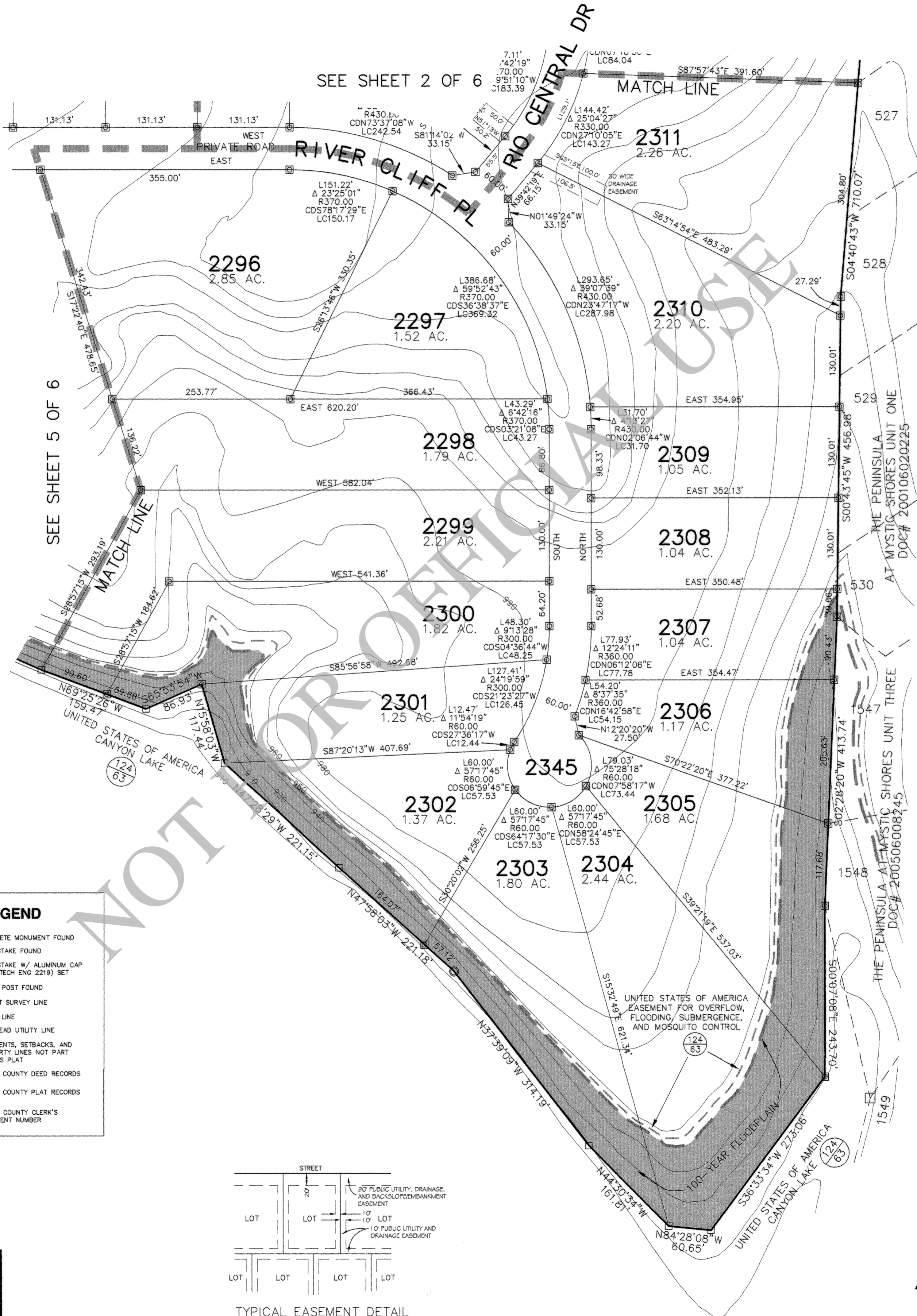
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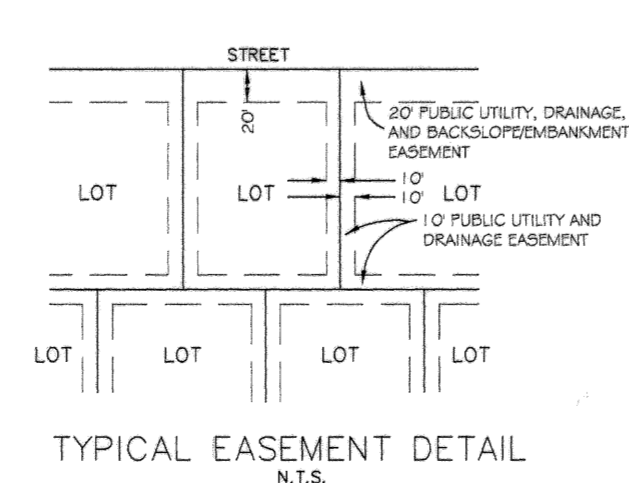
UNIT TWENTY-ONE



SEE SHEET 5 OF 6

SEE SHEET 2 OF 6

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MYSTIC SHORES
UNIT TWENTY-ONE
SHEET 4 OF 6
NOVEMBER 20, 2006

PLAN 5531

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SCALE: 1" = 100'



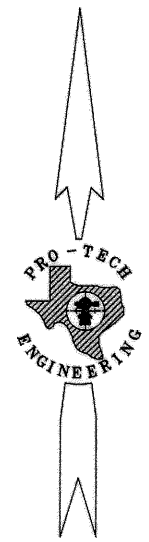
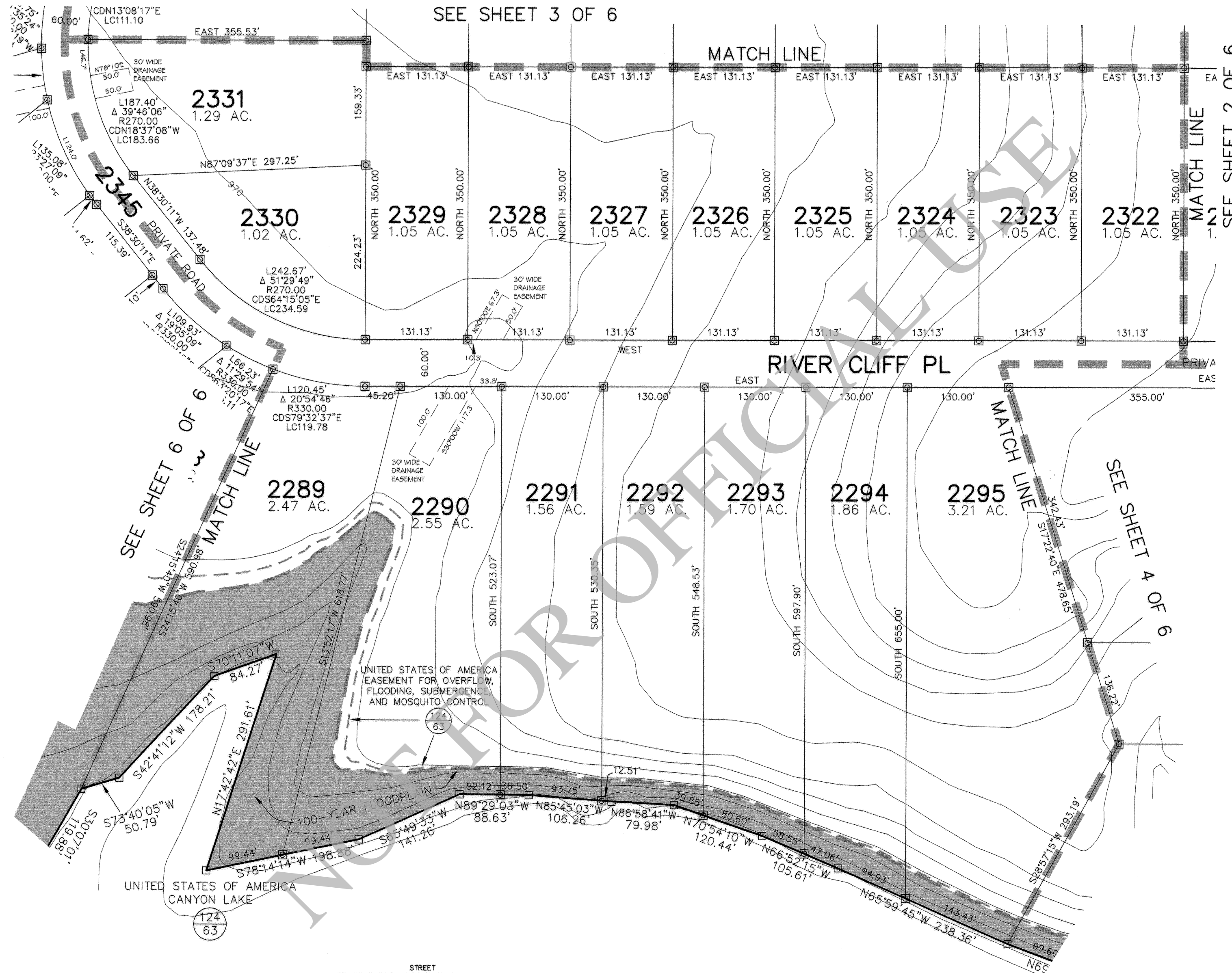
ENGINEERING GROUP
INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX. 78666
(512) 353-3335

Doc# 200706015710

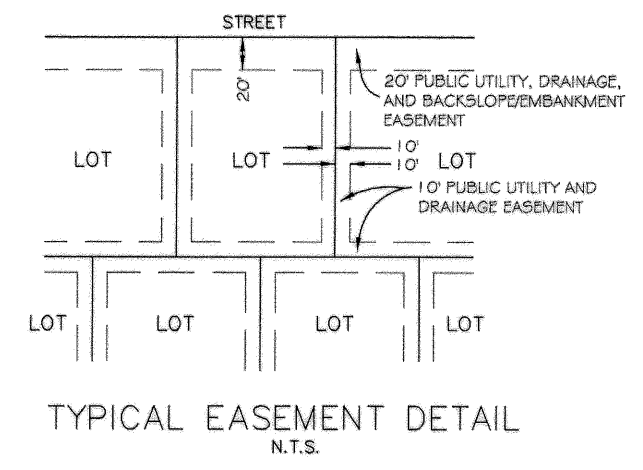
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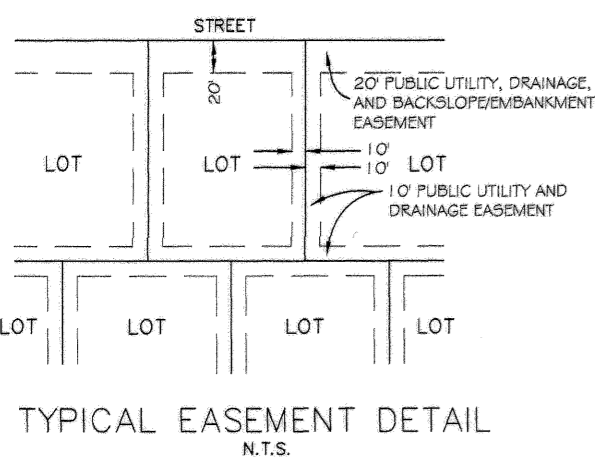
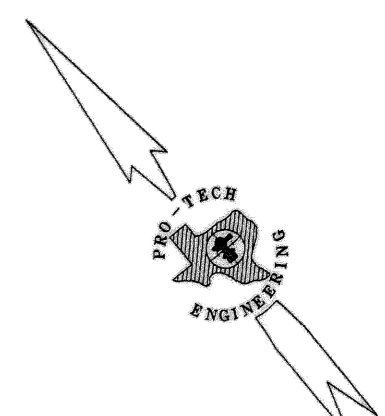
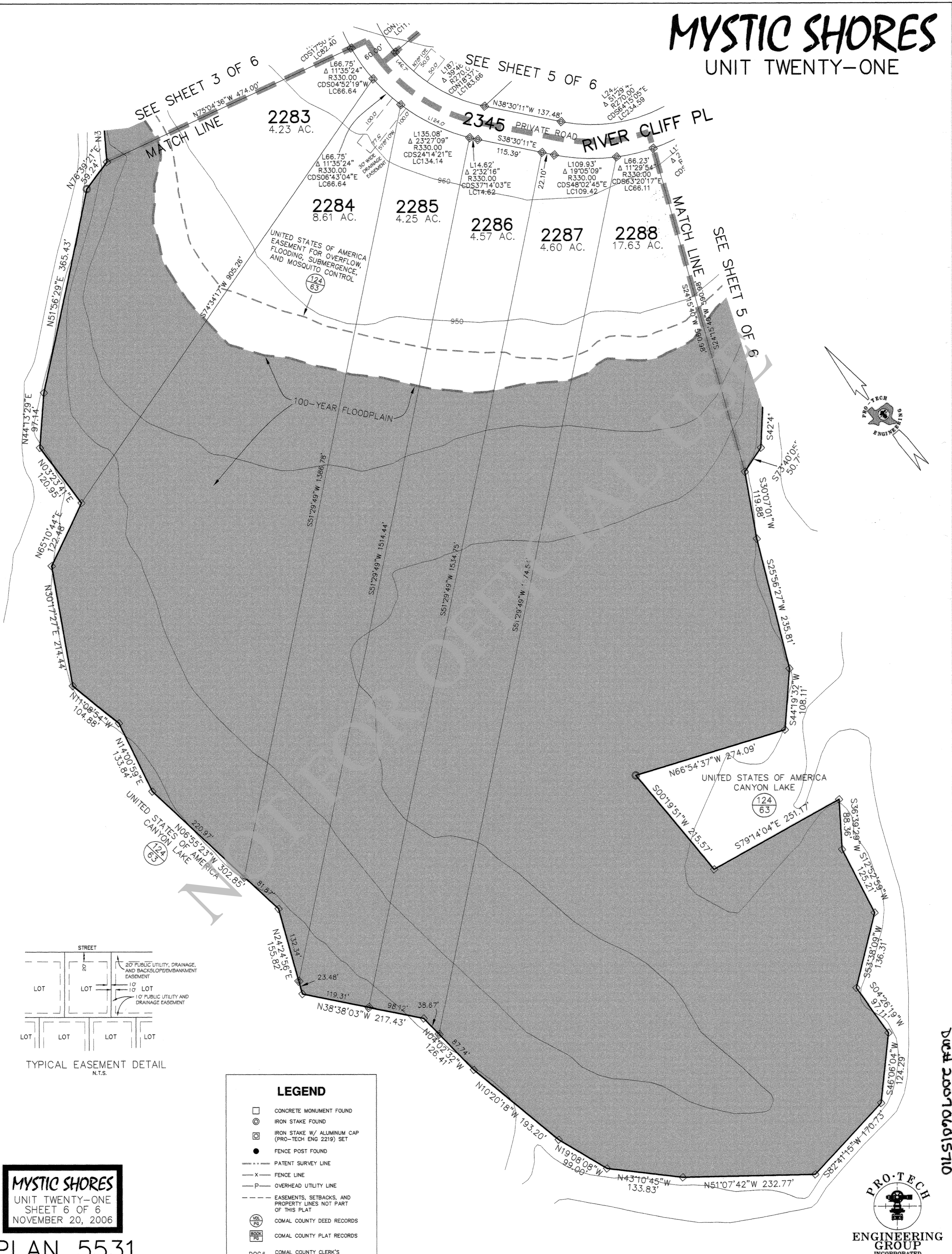
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NOVEMBER 20, 2006

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UNIT TWENTY-ONE



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