

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 the State of Texas, acting through its General Partner, BLUEGREEN SOUTHWEST LAND, INC., a Delaware Corporation, sole member of the General Partner of said partnership, of Bastrop County, Texas, do hereby join, approve and consent to all dedications and plat notes requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and records that are shown hereon, including the subdivision plat and plat notes, and do hereby state that there are no landholders or any unpaid debt for which this property represents collateral on any loan.

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

By: *[Signature]*
P.O. Box 896
Wimberley, Texas 78676

STATE OF TEXAS
COUNTY OF BASTROP

This instrument was acknowledged before me on this the 23 day of September, 1999 by Jack H. Penn, 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



My Commission Expires: _____

It is understood that on approval of this plat by the Commissioners Court of Bastrop County, Texas, that the building lines, setbacks, easements, and other public thoroughfares, or in connection therewith, shall remain the responsibility of the owner and/or developer of the tract of land covered by this plat. In accordance with the plans and specifications prescribed by the Commissioners Court of Bastrop County, Texas, the plat assumes no obligation of the Developer or the Commissioners Court for any other purposes shown on this plat, or of conducting any public works in connection therewith.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance of this plat by the County for local street name signs, as this is considered to be part of the developer's construction, erecting signs for traffic control, such as speed limits and stop and yield signs, shall also be the responsibility of the developer under the direction of the Commissioners Court.

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

I, Romie McDonald, County Judge of Bastrop County, Texas, do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners Court of Bastrop County, Texas, and by the said Court duly considered, were on this day approved and put in force and effect, and that the same are duly recorded in the proper records of the County Clerk of Bastrop County, Texas.

[Signature]
Date 9/23/99
Romie McDonald, County Judge
Bastrop County, Texas

STATE OF TEXAS
COUNTY OF BASTROP

I, *[Signature]*, County Clerk of Bastrop County, Texas, do hereby certify that on the 23 day of September, A.D., 1999, the Commissioners' Court of BASTROP COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK _____ PAGE(S) _____

WITNESS MY HAND AND SEAL OF OFFICE ON THE COUNTY COURT OF SAID COUNTY, THIS 23 DAY OF September, 1999, A.D.

Deputy
County Clerk, Bastrop County

STATE OF TEXAS
COUNTY OF BASTROP

I, *[Signature]*, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the 23 day of September, 1999, A.D. at 2:42 o'clock P.M. and duly recorded on the 23 day of September, 1999, A.D. at 3:52 o'clock P.M. and duly recorded in the records of said County and State in Book 5 PAGE(S) 172-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200

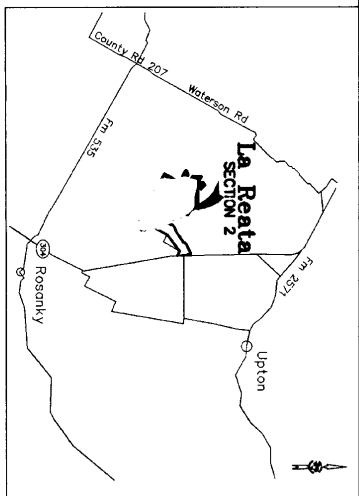
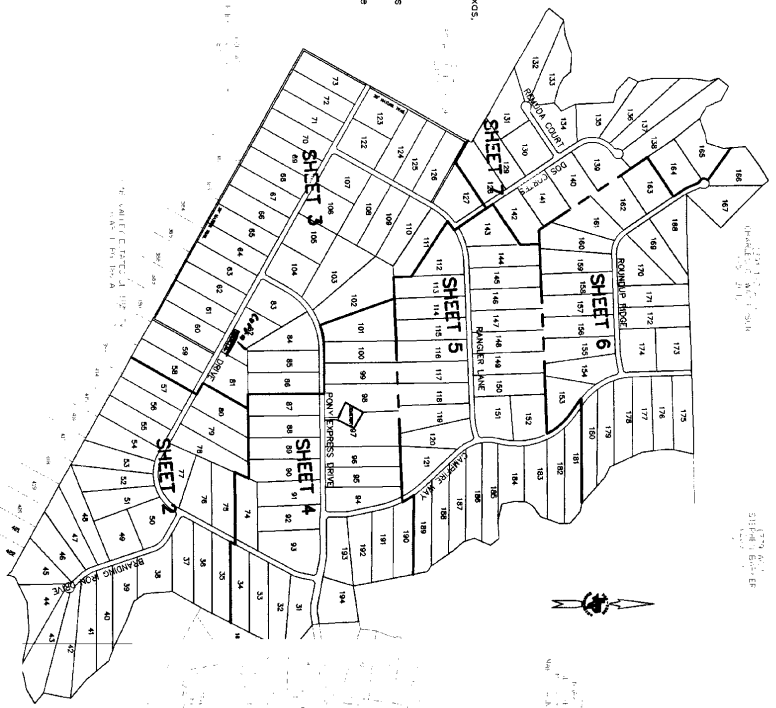
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS 23 DAY OF September, 1999, A.D.

Deputy
County Clerk, Bastrop County



La Reata Ranch

SECTION 2
A SUBDIVISION OF 897.59 ACRES
OUT OF
THE WILLIAM M. EASTLAND SURVEY, A-157,
THE SAMUEL H. REID SURVEY, A-290, AND
THE WILLIAM BILLINGSLEY SURVEY, A-105
BASTROP COUNTY, TEXAS
164 LOTS



Owner and Developer:
Bluegreen Southwest One, L.P., a Delaware Limited Partnership, authorized to do business in the State of Texas, Bluegreen Southwest Land, Inc. a Delaware Corporation.
P.O. Box 896
Wimberley, Texas 78676
(912) 841-9483

Engineered Subdivider:
Engineering Group, Inc.
100 E. San Antonio St., Suite 100
San Marcos, Texas 78666
(512) 353-3335
www.pio-techeng.com

STATE OF TEXAS
COUNTY OF BASTROP

THIS SUBDIVISION MEETS STATE AND COUNTY HEALTH REQUIREMENTS FOR ON-SITE INDIVIDUAL SEWAGE SYSTEMS

[Signature]
David D. Lembo, P.E.
Bastrop County Health Department

STATE OF TEXAS
COUNTY OF BASTROP

THE STREET NAMES IN THIS SUBDIVISION PROVIDE CONTINUITY WITH EXISTING STREETS AND DO NOT CONFLICT WITH IDENTICAL OR SIMILAR NAMES.

[Signature]
Muel Sobush
911 Coordinator

I, the undersigned, hereby certify that all requirements of the Bastrop County Subdivision Regulations for a Final Plat have been fulfilled.

[Signature]
KELLY KILLER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2219

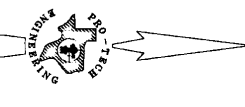
- NOTES:
- No structure in this subdivision shall be occupied until connected to a private water supply system constructed to the requirements of the Texas Natural Resources Conservation Commission. Wells shall have a sanitary control setback of 100 feet from all right-of-way lines and a 100 foot Water Well Setback adjacent to all non-street lot lines, unless lesser setbacks are approved in writing by Bastrop County Department of Health and Sanitation.
 - No structure in this subdivision shall be occupied until connected to a private sewage facility approved under the rules of Bastrop County for Private Sewage Facilities.
 - The Temporary Turn-Around Easement shall be used for the purpose of turning around a vehicle on August 1, 1991. Flood data shown hereon provided by Romie Chan and Associates, Austin, Texas. Property owners are advised that they are responsible for any purpose detrimental to their interests in the easement, such as easements for utility lines, water lines, gas lines, etc. All easements shall be subject to the terms and conditions of the easement agreement.
 - There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage Easement adjacent to all easement adjacent to all street right-of-way lines.
 - There is hereby dedicated a ten (10) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to all street right-of-way lines.
 - Non-street lot lines, as distinguished between the lots and abutting right-of-way without first obtaining Driveway Permit from the Bastrop County Road Department.
 - Field and Pasture cross fences exist within the boundaries of this subdivision which may not be along proposed boundary lines.
 - This subdivision does not lie within the city limits or extra-territorial jurisdiction of any municipality.
 - Boundary survey information shown hereon provided by Professional Land Surveyors, Bastrop, Texas.
 - The Temporary Turn-Around Easement shall be used for the purpose of turning around a vehicle on the time the Temporary Turn-Around Easement shall be automatically dedicated.
 - North-south corner of Lot 1, Elevation 449.86.
 - The tract of land shown hereon is subject to a 20 foot wide Water Line Easement granted to Aquo Water Supply Corporation recorded in June 1974, Page 206, Bastrop County Deed Records.
 - Section of said easement, as undisturbed by said deed.

SUBDIVISION SUMMARY:

- 897.59 Acres, being 738.23 acres out of the William Eastland Survey, A-157 and 159.36 acres out of the Samuel H. Reid Survey, A-290
- 704.70 Acres (231.25 L7) in streets
- 5.09 acres out of the Samuel H. Reid Survey, A-290
- 5.09 acres in lots
- 154.27 acres out of the William Billingsley Survey, A-105
- 1.46 acres out of the Samuel H. Reid Survey, A-290
- 851.71 acres in lots
- 41.26 acres (29229.72 LF) in streets, hereby dedicated to the Public as right-of-way
- 1.04 Ac. Cemetery Reserve
- 3.49 Ac. Nature Trail Reserve A
- 1.09 Ac. Nature Trail Reserve B

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San Marcos, TX 78666
(512) 353-3335
www.pio-techeng.com

SHEET 1 OF 7
AUGUST 31, 1999



La Reata RANCH SECTION 2

PLAN 5303

LA REATA RANCH SECTION 2 SHEET 2 OF 7

AUGUST 31, 1999

SCALE: 1" = 200'

PROTECT ENGINEERING GROUP INCORPORATED

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TYPICAL EASEMENT DETAIL

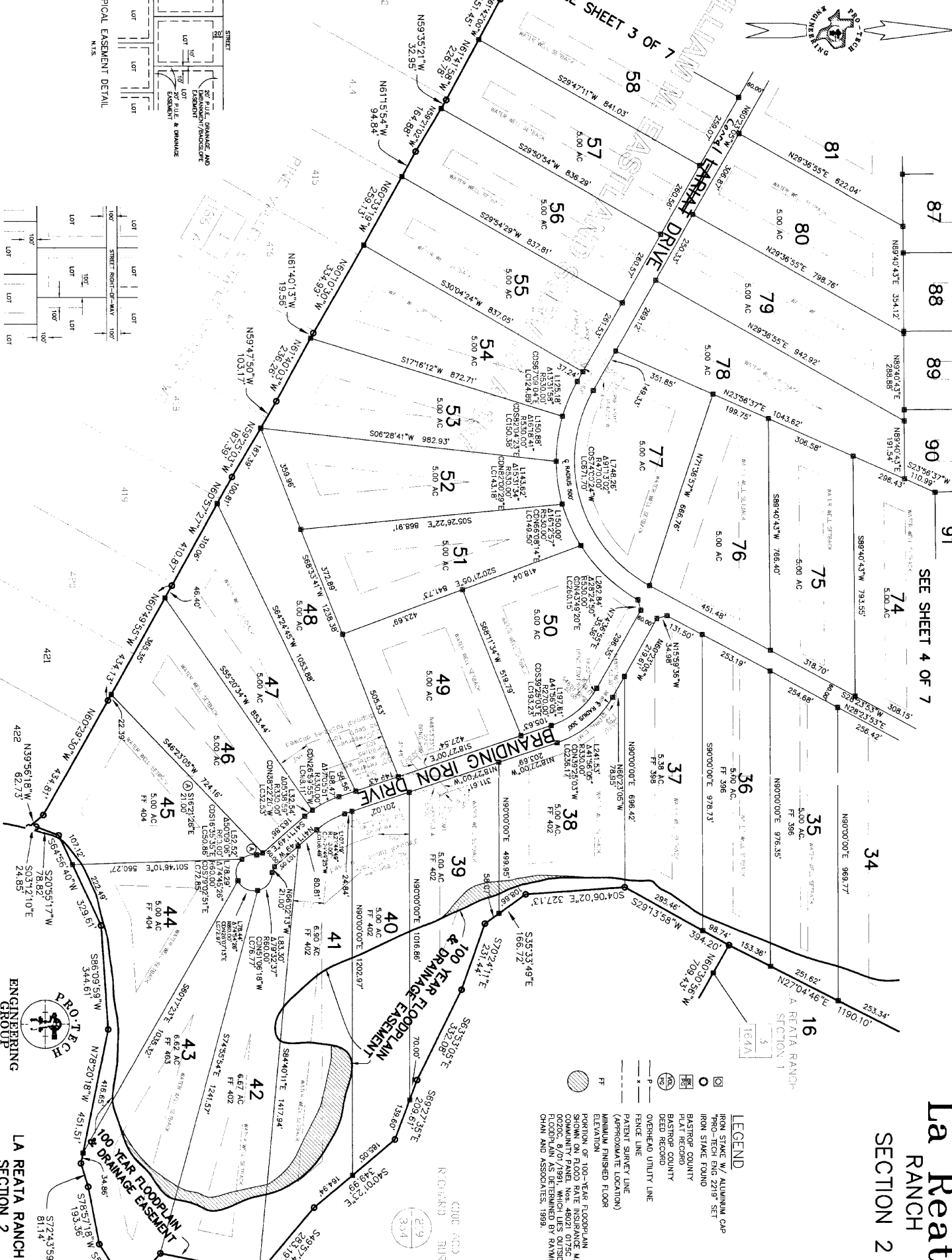
TYPICAL WATER WELL SETBACKS

SEE SHEET 3 OF 7

SEE SHEET 4 OF 7

LEGEND

IRON STAKE W/ ALUMINUM CAP



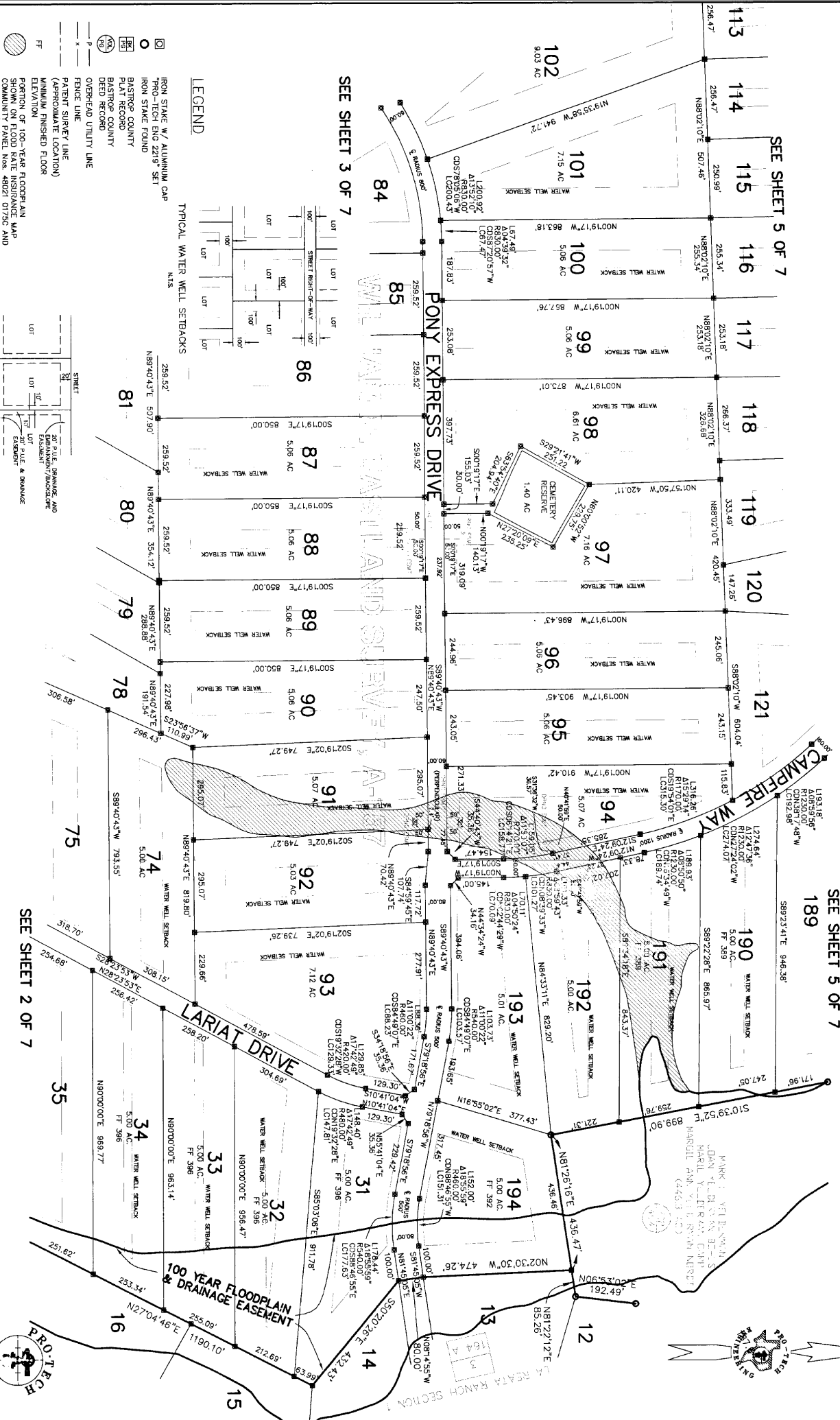
- IRON STAKE W/ ALUMINUM CAP
- "PRO-TECH ENG 2219" SET
- IRON STAKE FOUND
- BASTROP COUNTY PLAT RECORD
- BASTROP COUNTY DEED RECORD
- OVERHEAD UTILITY LINE
- FENCE LINE
- PATENT SURETY LINE (APPROXIMATE LOCATION)
- MINIMUM FINISHED FLOOR ELEVATION
- PORTION OF 100-YEAR FLOODPLAIN SHOWN ON FLOOD RATE INSURANCE MAP COMMUNITY PANEL NOS. 48021 075C AND 0220C 8/07/1991 WHICH LIES OUTSIDE CHAN AND ASSOCIATES 1999.

LA REATA RANCH SECTION 2 SHEET 2 OF 7 AUGUST 31, 1999

La Reata

RANCH

SECTION 2



PLAN 5303

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 www.pjrc-engineering.com

LA REATA RANCH
 SHEET 4 OF 7
 AUGUST 31, 1999

SCALE: 1" = 200'

SEE SHEET 3 OF 7

SEE SHEET 5 OF 7

SEE SHEET 2 OF 7

SEE SHEET 5 OF 7

SEE SHEET 2 OF 7

SEE SHEET 5 OF 7

SEE SHEET 2 OF 7

SEE SHEET 5 OF 7

LEGEND

- IRON STAKE W/ ALUMINUM CAP
- IRON STAKE W/ ALUMINUM CAP
- IRON STAKE FOUND
- BASTROP COUNTY PLAT RECORD
- BASTROP COUNTY DEED RECORD
- OVERHEAD UTILITY LINE
- FENCE LINE
- PATENT SURVEY LINE (APPROXIMATE LOCATION)
- MINIMUM FINISHED FLOOR ELEVATION
- PORTION OF 100-YEAR FLOODPLAIN SHOWN ON FLOOD HAZARD INSURANCE MAP COMMUNITY PANEL NOS. 48021 0755C AND 0002C, 6/30/1991, WHICH LIES OUTSIDE THE BOUNDARIES OF BASTROP COUNTY, MISSOURI AND ASSOCIATES, 1999.

TYPICAL WATER WELL SETBACKS

TYPICAL EASEMENT DETAIL

100 YEAR FLOODPLAIN & DRAINAGE EASEMENT

SEE SHEET 3 OF 7

SEE SHEET 5 OF 7

SEE SHEET 2 OF 7

SEE SHEET 5 OF 7

SEE SHEET 2 OF 7

SEE SHEET 5 OF 7

SEE SHEET 2 OF 7

La Reata Ranch

SECTION 2

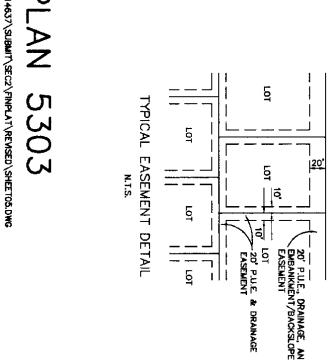
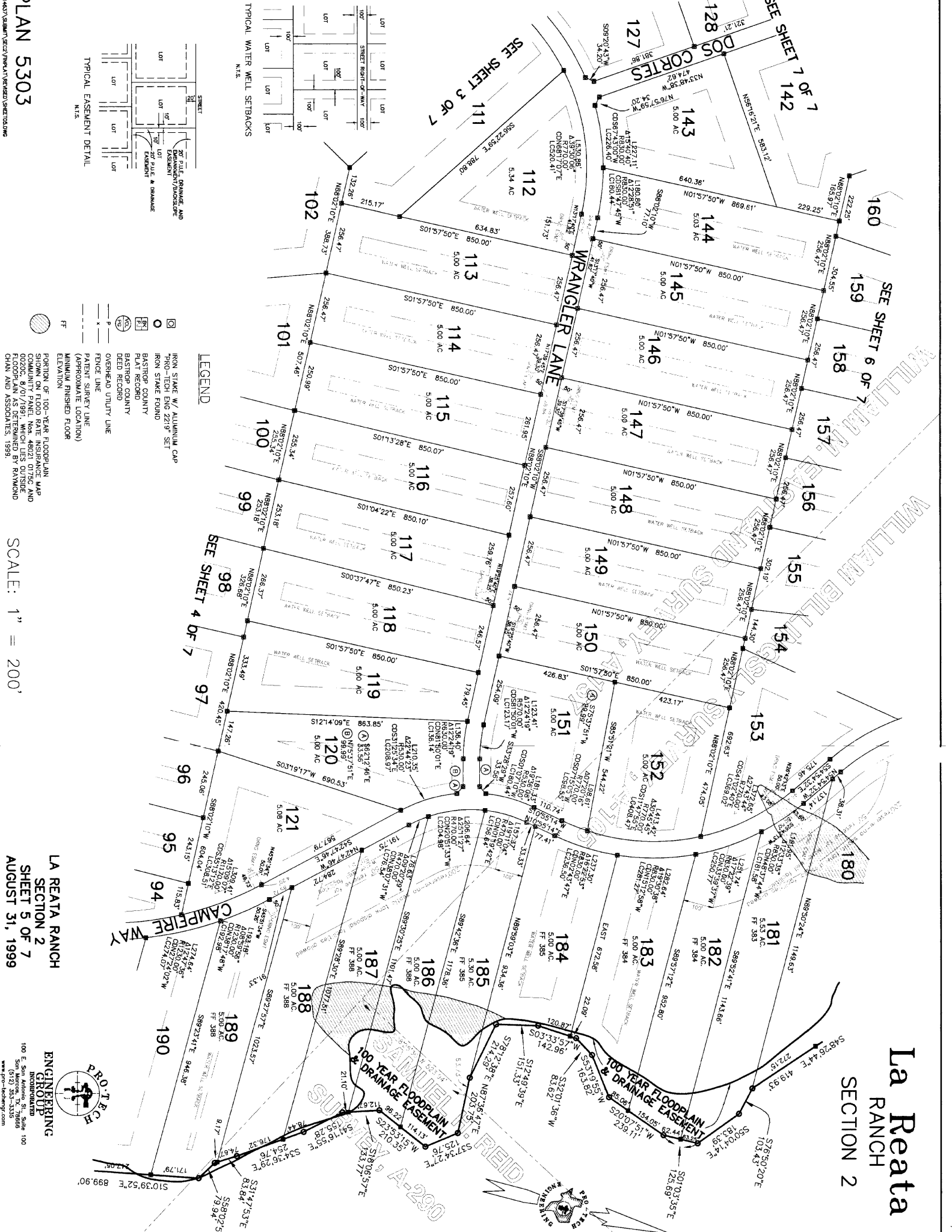
PLAN 5303

SCALE: 1" = 200'

LA REATA RANCH
SECTION 2
SHEET 5 OF 7
AUGUST 31, 1999

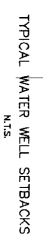
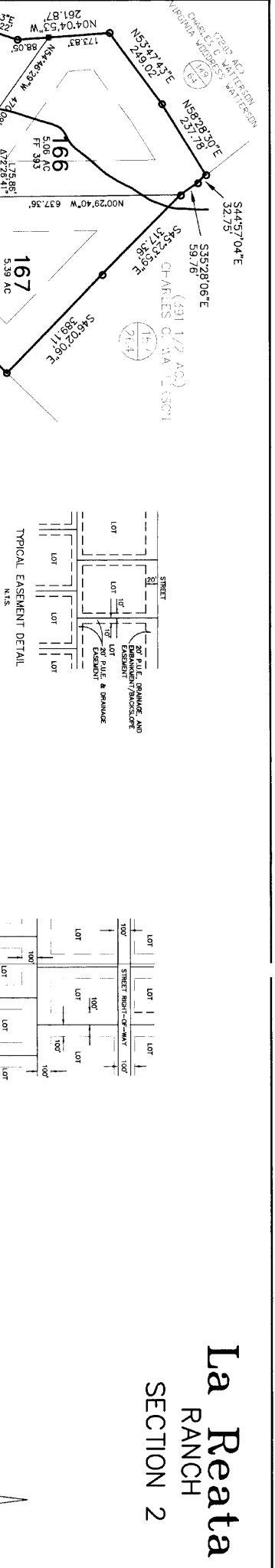
PROJECT

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INCORPORATED
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San Marcos, TX 78666
(512) 353-3335
www.pro-land.com



- LEGEND**
- IRON STAKE W/ ALUMINUM CAP
 - Prio-Tech Eng 225' SET
 - IRON STAKE FOUND
 - BASTROP COUNTY PLAT RECORD
 - BASTROP COUNTY DEED RECORD
 - OVERHEAD UTILITY LINE
 - FENCE LINE
 - PATENT SURVEY LINE (APPROXIMATE LOCATION)
 - MINIMUM FINISHED FLOOR ELEVATION
 - PORTION OF 100-YEAR FLOODPLAIN SHOWN ON FLOOD RATE INSURANCE MAP DATED 8/07/1999 WHICH LIES OUTSIDE PLAT RECORDS OF BASTROP COUNTY CHAN AND ASSOCIATES, 1999.

La Reata RANCH SECTION 2



STEPHEN BARKER
 (439 AC)

MARK L. YELDERMAN
 JAPAN YELDERMAN BROS.
 MARIE YELDERMAN CAMP
 MARKH ANIR YELDERMAN NORTH

PLAN 5303

PORTION OF 100-YEAR FLOODPLAIN MAP COMMUNITY PANEL, INC. 48021 OUTSIDE FLOODPLAIN AS DETERMINED BY RAYMOND CHAN AND ASSOCIATES, 1999.

LEGEND

- 100 YEAR FLOODPLAIN
- DRAINAGE EASEMENT
- 100 YEAR FLOODPLAIN & DRAINAGE EASEMENT
- MARK L. YELDERMAN JAPAN YELDERMAN BROS. MARIE YELDERMAN CAMP MARKH ANIR YELDERMAN NORTH
- 446.3 AC
- 702
- 454

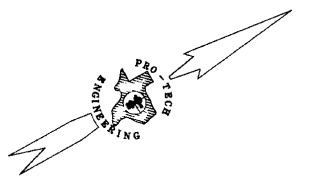
SCALE: 1" = 200'

LA REATA RANCH SECTION 2 SHEET 6 OF 7 AUGUST 31, 1999

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 100 E. San Antonio, Suite 100
 San Antonio, TX 78268
 (512) 353-3335
 www.pjw-engineering.com

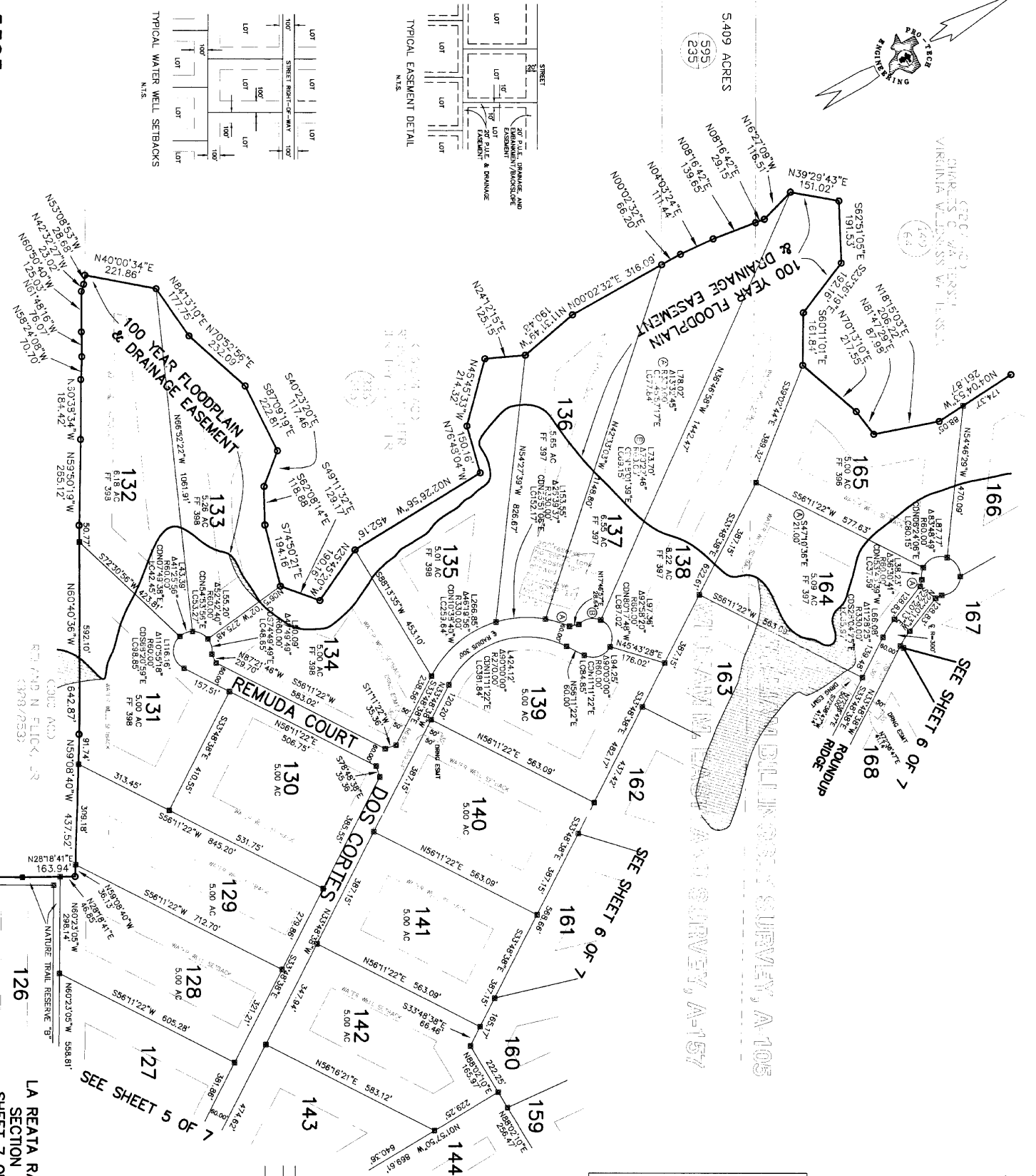
La Reata RANCH

SECTION 2



CHIRRETS C. & ASSOCIATES
 VIRGINIA WILLIAMS W. F. LICENSE
 (64)

5409 ACRES
 595
 235



Lot No.	Driveway Quiert Schedule
31-34	Concrete Reinforced
35	NONE
36-37	24" CMP
38-44	NONE
45-57	24" CMP
58	NONE
59-62	24" CMP
63-80	NONE
81-98	24" CMP
99-102	NONE
103-123	24" CMP
124-143	24" CMP
144-150	NONE
151-178	24" CMP
179-194	NONE

LEGEND

- IRON STAKE W/ ALUMINUM CAP
- PRO-TECH ENG 2219" SET
- IRON STAKE FOUND
- BASTROP COUNTY PLAT RECORD
- BASTROP COUNTY DEED RECORD
- OVERHEAD UTILITY LINE
- FENCE LINE
- PATENT SURVEY LINE (APPROXIMATE LOCATION)
- MINIMUM FINISHED FLOOR ELEVATION
- PORTION OF 100-YEAR FLOODPLAIN SHOWN ON FLOOD RATE INSURANCE MAP (COMMUNITY FLOOD HAZARD IDENTIFICATION AND FLOODPLAIN AS DETERMINED BY RAYMOND CHAN AND ASSOCIATES, 1998).

PLAN 5303

SCALE: 1" = 200'

LA REATA RANCH
 SECTION 2
 SHEET 7 OF 7
 AUGUST 31, 1999

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 100 E. San Antonio St., Suite 100
 San Antonio, TX 78205
 (512) 251-3333
 www.protecheng.com

