

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF HOOD
KNOW ALL PERSONS BY THESE PRESENTS:

ABE'S LANDING, being the owner of the herein described property to wit: BEING a tract of land situated in the City of Granbury, Hood County, Texas, said tract being situated in the John Chenoweth Survey, A-118 and being a portion of Official Public Records of Hood County, Texas, also being recorded in Volume 2286, Page 488 of the Official Public Records of Hood County, Texas, also being recorded in Volume 2011-0000418 of said Official Public Records. Said tract being more particularly described by metes and bounds as follows:

BEING a tract of land bounded on the north by the southeast corner of Lot 41, Block 4, ABE's Landing, Phase Three A, as recorded in Block C-283 of the Plat Records of Hood County, Texas; on the south by a distance of 516.46 feet to a found 5/8 inch capped iron rod stamped BHB INC for the beginning of a curve to the left along said westerly right of way line whose chord bears South 80 degrees 28 minutes 44 seconds East, a distance of 123.49 feet and having a radius of 200.00 feet;

THENCE in a southeasterly direction along said curve to the left along said westerly right of way line through a central angle of 35 degrees 22 minutes 42 seconds, or arc length of 123.49 feet to a found 5/8 inch capped iron rod stamped BHB INC for the end of said curve to the left;

THENCE South 04 degrees 38 minutes 04 seconds West, continuing along said westerly right of way line, a distance of 10.89 feet to a found 5/8 inch capped iron rod stamped BHB INC being the beginning of a curve to the right along said westerly right of way line whose chord bears South 07 degrees 15 minutes 24 seconds East, a distance of 201.81 feet and having a radius of 300.00 feet;

THENCE in a southeasterly direction along said reverse curve to the right also along said westerly right of way line through a central angle of 38 degrees 16 minutes 06 seconds, or arc length of 20.56 feet to a found 5/8 inch capped iron rod stamped BHB INC for the end of said curve to the left, and also being the beginning of a curve to the right along said westerly right of way line whose chord bears South 07 degrees 15 minutes 24 seconds East, a distance of 82.31 feet and having a radius of 200.00 feet;

THENCE in a southeasterly direction along said reverse curve to the left being along said westerly right of way line through a central angle of 134 degrees 46 minutes 47 seconds, or arc length of 117.82 feet to a found 5/8 inch capped iron rod stamped BHB INC for the end of said reverse curve to the left;

THENCE South 09 degrees 01 minutes 58 seconds East, being the beginning of a curve to the right along said westerly right of way line, a distance of 103.51 feet to a set 5/8 inch capped iron rod stamped BHB INC;

THENCE South 29 degrees 58 minutes 02 seconds West, a distance of 20.81 feet to a set 5/8 inch capped iron rod stamped BHB INC;

THENCE South 59 degrees 38 minutes 02 seconds West, a distance of 297.26 feet to a set 5/8 inch capped iron rod stamped BHB INC on the 893 contour (BNA Datum) on the shore of Lake Granbury.

THENCE the following along the 893 contour (BNA Datum) along the shore of Lake Granbury:

North 50 degrees 57 minutes 39 seconds West, a distance of 3.25 feet;
 North 49 degrees 43 minutes 31 seconds West, a distance of 18.53 feet;
 North 39 degrees 47 minutes 18 seconds West, a distance of 40.05 feet;
 North 33 degrees 59 minutes 40 seconds West, a distance of 71.87 feet;
 North 33 degrees 51 minutes 20 seconds West, a distance of 52.47 feet;
 North 44 degrees 21 minutes 19 seconds West, a distance of 69.11 feet;
 North 41 degrees 25 minutes 19 seconds West, a distance of 43.88 feet;
 North 32 degrees 58 minutes 06 seconds West, a distance of 50.85 feet;
 North 22 degrees 59 minutes 16 seconds West, a distance of 14.41 feet;
 North 45 degrees 31 minutes 01 seconds West, a distance of 13.27 feet;
 North 50 degrees 15 minutes 28 seconds West, a distance of 38.80 feet;
 North 31 degrees 15 minutes 28 seconds West, a distance of 57.28 feet;
 North 42 degrees 05 minutes 01 seconds West, a distance of 18.75 feet;
 North 41 degrees 32 minutes 20 seconds West, a distance of 1.39 feet;

THENCE North 47 degrees 25 minutes 10 seconds East, being the 893 contour (BNA Datum) along the shore of Lake Granbury and along the south line of said Lot 41, Block 4, a distance of 297.04 feet to the POINT OF BEGINNING and containing 31,125.84 Square Feet of 71.9 Acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that, TX Lakes, Inc., OBA ABE's Landing, acting hereby and through its duly authorized officers does adopt this plat designating the hereinafore described property as ABE'S LANDING, PHASE THREE B, on addition to the City of Granbury, Hood County, Texas, and that the same shall be subject to the provisions of the Ordinance No. 118, No Building, Fence, Tree, Arch or other improvement or growth shall be constructed or placed upon, over or across the same as shown, except that landscape improvements may be placed in Landscaping Areas as shown on the plat hereof, and that the City of Granbury, Texas, shall have the right to remove and may in any emergency or interfere with the construction, maintenance or efficiency of their respective systems for water supply, sewer, storm water, fire, telephone, gas, electric, cable television, and other utility systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Granbury, Texas.

WITNESS my hand and seal of office this 10 day of March, 2011.

Michelle A. Barber
 Michelle A. Barber, Mayor
 City of Granbury, Texas

STATE OF TEXAS
 COUNTY OF HOOD

Before me, the undersigned authority, a notary public in and for said County and State, on this day personally appeared John Farris, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 10 day of March, 2011.

John Farris
 John Farris
 Notary Public in and for the State of Texas
 My Commission Expires February 18, 2012

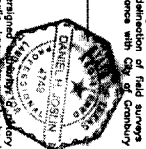
FINAL PLAT

Approved by the Ordinance, Planning & Zoning Commission:
 By: *Michelle A. Barber* 2-23-11
 Michelle A. Barber, Mayor
 City of Granbury, Texas

Approved by the Ordinance City Council:
 By: *Michelle A. Barber* 3-8-11
 Michelle A. Barber, Mayor
 City Council
 Date

Attest:
 By: *Michelle A. Barber* 3-8-11
 Michelle A. Barber, Mayor
 City Council
 Date

HOOD COUNTY REC'D
 Day of MARCH, 2011
 Filed this 10:15 AM
 3-8-11
 Plat Records, Hood County, Texas



FINAL PLAT
 ABE'S LANDING
 PHASE THREE B
 BEING LOTS 42 thru 55, BLOCK 4
 BEING A 7.191 ACRE TRACT WITHIN
 THE JOHN CHENOWETH SURVEY, A-118
 GRANBURY, HOOD COUNTY, TEXAS
 FEBRUARY, 2011