GRANTS OF TRACE.

STATE OF TRACE.

COUNTY OF TRACE.

NOOM ALL PRESONS BY THESE PRESENTS.

NHOW ALL PRESENTS.

ERCHANNIC at a found 3/8 inch copped from rod storped BHB MC being the most essitivity come of Lot 115, Cardina Bay II, Phase 18-9 car recorded in Side C-35/f of the Part Recorder of Hood County, I recar daes being on the Westery right of way line of Rock Ridge Lone os shown per plot of Catalina Bay II. Phase III-C as recorded in Side C-317 of the Part Recordes of Hood County, Tears.

THENCE South 31 degrees 26 minutes 40 seconds East, along soid westerly right of way line, a distance of 204.98 feet to a found 5/8 inch capped iron rod stamped BHB INC ;

THENCE South 64 degrees 15 minutes 65 seconds West, along the northerly right of way line of Humitigton Cover Court as shown on said Cataline Bay II. Phase II-C, a distance of 285.57 feet to a found 5/8 inch capped from rod stamped. Bill RIVIC and being the beginning of a curve to the curve to the self whose chord bears South 25 degrees 44 minutes 05 seconds East, a distance of 50.00 feet and having a radius of 50.00 feet;

THENCE Southeasterly, along sold curve to the left through a central angle of 300 degrees 00 minutes 00 seconds, on are length of 20.100 feet to a found 5/8 min capped from not stamped. BHB INC for the end of sold curve to the left.

THENCE North 64 degrees 15 minutes 55 seconds East, along the southerly right of way line of solid Huntington Cove Court, a distance of 280.57 feet to a found 5/8 inch capped fron rad stamped. BHB INC ; THENCE South 31 degrees 26 minutes 40 seconds East, along sold westerly right of way line of Rock Ridge Lane, a distance of 111.21 feet to a found 5/8 inch capped iron rod stamped. BHB INC :

PHENCE South, 70 degrees 58 minutes 28 seconds West, leaving sold westerly right of way line, a distance of 134.54 feet; IRBORS Such 26 degrees 4.4 minutes 4.3 seconds East, continuing along sold westerly right of way lies of Rock Ridge Lams, a distance of 132.59 feet to a found 5/8 inthic appead are not stronged. Bills life. Integration mathematicamer of Lat 101, Catalaina Bay II, Phase III-A as recorded in Side C-105 of soid Plat Records.

THENCE along a meandering sea wall and canal area as shown on the plot of Cotalina Boy II. Phase One as recorded in Side B-236 of sold Plot Records the following bearings and distances:

North 30 degrees 13 minutes 34 seconds West, a distance of 42.47 feet to a set PK not with washer stamped BHB INC on top of seid see yell; a distance of 60.00 feet to a set PK not with washer stamped BHB INC on the production of 60.00 feet to a set PK not with washer stamped Seath 54 degrees 59 minutes 14 seconds West, a distance of 60.00 feet to a set PK not with washer stamped SHB INC on top of said see voil; a second West, a distance of 60.00 feet to a set PK not with washer stamped SHB INC on the pt said see voil; a second West, a distance of 60.00 feet to a set PK not with washer stamped SHB INC on the pt said see voil; a second West, a distance of 40.00 feet to a set PK not with washer stamped SHB INC on the pt said see voil; a second West, a distance of 40.00 feet to a set PK not with washer stamped SHB INC on the pt said see voil; and the pt said seed to a said see voil; and the pt said seed to a said see voil; and the pt said seed to a said see voil; and the pt said seed to a said seed to a said seed seed seed to said seed to a said see

PHEVICE. North: 59 degrees 44 minutes 39 excends East, lending sold sea wall and dring the southerly line of sold Lat 115, a distance of 105.72 feet to the POINT OF BECONNING and containing 179,411.7 square feet or 4.119 acres of land.

NOW, THEREFORE, NAOW ALL PERSONS BY THESE PRESSNTS.

The listed on Lake Gondury, Inc., acting hearts by and through its duly authorized both. The listed on Lake Gondury, Inc., acting hearts by and through its duly authorized acting the methy object his plact designation to Cly and Conservation Hood County, Incara. The second of the methy object has place the Cly and Conservation Hood County, Incara. The second of the Proposed Hood County is the second of the County in the County of the C

this plot approved subject to all platting ordinances, rules, regulations and resolutions of the City of Granbury

. 20hg. 11

WINESS, my hand, this the H day of HAMLELY John Ferrytte, Manager Member The Island on Lake Granbury, Inc.

Before ms, the undersigned authority, a natury Publis in and for said County and State, on this day personally appared John Fernitis, 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 purpose and considerations therein expressed. Other under my head and seed of office, this 14 day of 122444.

By Whatere

My Commission expires July 1, 2013 SURVEYOR'S CERTIFICATION 

and Professional Land Surveyor eithin the State of Texas hareby state that the state of the sample and office computations performed by me or under my regulations.

à ë ş.

DANTE H. DAN

iven under my hand and seal of office this 14th day of December

Mehalli a Soules wear Public My Commission supres February 19, 2011-

FINAL PLAT

Planning & Zoning Commission

Mayor, City Council proved by the Granbury City Council: City Secretary (10 Cas 12/7) 10 Morta 1 Mc Juty 11/15/10 d 2/7/10 Samuel 11/15/10



CATALINA BAY II
PHASE II-B-1
BEING LOTS 102 thru 114 FINAL PLAT

BEING A 4.119 ACRE TRACT WITHIN THE MARTIN SETZER SURVEY, A-502 GRANBURY, HOOD COUNTY, TEXAS NOVEMBER 2, 2010

SHEET 1 of 2

SURVEYORS & ENGINEERS:

OWNIER: The leand on Lake Granbury, Inc. 2715 Acton Highway Granbury, Texas 76048

DEVELOPER: The Island on Lake Granbury, Inc. 2715 Acton Highway Granbury, Texas 76048

Baird, Hampton & Brown, Inc.
Engineering & Surveying
Engineering & Surveying

HOOD COUNTY FLUNG
Plad this 2 day of May Ch . 2010.
Plad This County, Tevos.
In Slide