

OWNER'S CERTIFICATE:

STATE OF TEXAS:

COUNTY OF HOOD:

CITY OF HOOD:

KNOW ALL THINGS BY THESE PRESENTS:

The land on Lake Granbury, Inc. being the owner of the herein described property to wit:

Block 1 of land situated in the Middle School Survey, Akinrod No. 502 within the City of Granbury, Hood County, Texas and being a portion of a tract, recorded to The Land on Lake Granbury, Inc. as recorded in Document Number 2010-0011209 of the Deed Records of Hood County, Texas, said tract being more particularly described by means and bounds as follows:

BEGNNING at a found 5/8 inch capped iron rod stamped BHB INC. being the most easterly corner of Lot 115, Catolina Bay II, Phase II-B-2 as recorded in Side C-357 of the Plat Records of Hood County, Texas, said side being in Side C-317 of the Plat Records of Hood County, Texas;

THENCE South 31 degrees 28 minutes 40 seconds East, along said 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 55 seconds West, along the northerly right of way line of Huntington Cove Court as shown on said Catolina Bay II, Phase II-C, a distance of 285.57 feet to a found 5/8 inch capped iron rod stamped BHB INC. being the most easterly corner of Lot 101, Catolina Bay II, Phase II-C as recorded in Side C-105 of the Plat Records of Hood County, Texas;

THENCE South 64 degrees 15 minutes 55 seconds West, along the northerly right of way line of Huntington Cove Court, a distance of 285.57 feet to a found 5/8 inch capped iron rod stamped BHB INC.;

THENCE South 28 degrees 26 minutes 40 seconds East, along said 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 28 degrees 26 minutes 40 seconds East, along said 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.;

THENCE South 28 degrees 26 minutes 40 seconds East, continuing along said westerly right of way line of Rock Ridge Lane, a distance of 132.58 feet to a found 5/8 inch capped iron rod stamped BHB INC. being the most easterly corner of Lot 101, Catolina Bay II, Phase II-A, as recorded in Side C-105 of the Plat Records of Hood County, Texas;

THENCE South 70 degrees 36 minutes 28 seconds West, leaving said westerly right of way line, a distance of 134.34 feet;

THENCE along a meandering sea wall and canal area as shown on the plat of Catolina Bay II, Phase II-A as recorded in Side B-236 of said Plat Records the following bearings and distances:

- North 30 degrees 13 minutes 34 seconds West, a distance of 42.47 feet to a set PK nail with washer stamped BHB INC. on top of said sea wall;
North 74 degrees 22 minutes 11 seconds West, a distance of 60.00 feet to a set PK nail with washer stamped BHB INC. on top of said sea wall;
South 64 degrees 59 minutes 14 seconds West, a distance of 60.00 feet to a set PK nail with washer stamped BHB INC. on top of said sea wall;
South 60 degrees 12 minutes 14 seconds West, a distance of 137.20 feet to a set PK nail with washer stamped BHB INC. on top of said sea wall;
North 46 degrees 07 minutes 13 seconds West, a distance of 40.00 feet to a set PK nail with washer stamped BHB INC. on top of said sea wall;
North 25 degrees 46 minutes 40 seconds West, a distance of 241.34 feet to a set PK nail with washer stamped BHB INC. on top of said sea wall;
North 10 degrees 22 minutes 04 seconds East, a distance of 40.00 feet to a set PK nail with washer stamped BHB INC. on top of said sea wall;
North 71 degrees 24 minutes 11 seconds East, a distance of 307.81 feet to a set PK nail with washer stamped BHB INC. on top of said sea wall;
North 03 degrees 22 minutes 59 seconds West, a distance of 59.38 feet to a set PK nail with washer stamped BHB INC. on top of said sea wall;
THENCE North 59 degrees 44 minutes 39 seconds East, leaving said sea wall and along the southerly line of said Lot 115, a distance of 105.72 feet to the POINT OF BEGINNING and containing 178,411.1 square feet or 4.119 acres or local.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, The Land on Lake Granbury, Inc. acting herein by and through its duly authorized

officers, does hereby adopt this plat designating the heretofore described property as follows:

Block 1 of land situated in the Middle School Survey, Akinrod No. 502 within the City of Granbury, Hood County, Texas, and being a portion of a tract, recorded to The Land on Lake Granbury, Inc. as recorded in Document Number 2010-0011209 of the Deed Records of Hood County, Texas, said tract being more particularly described by means and bounds as follows:

BEGNNING at a found 5/8 inch capped iron rod stamped BHB INC. being the most easterly corner of Lot 115, Catolina Bay II, Phase II-B-2 as recorded in Side C-357 of the Plat Records of Hood County, Texas, said side being in Side C-317 of the Plat Records of Hood County, Texas;

THENCE South 31 degrees 28 minutes 40 seconds East, along said 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 55 seconds West, along the northerly right of way line of Huntington Cove Court as shown on said Catolina Bay II, Phase II-C, a distance of 285.57 feet to a found 5/8 inch capped iron rod stamped BHB INC. being the most easterly corner of Lot 101, Catolina Bay II, Phase II-C as recorded in Side C-105 of the Plat Records of Hood County, Texas;

THENCE South 64 degrees 15 minutes 55 seconds West, along the northerly right of way line of Huntington Cove Court, a distance of 285.57 feet to a found 5/8 inch capped iron rod stamped BHB INC.;

THENCE South 28 degrees 26 minutes 40 seconds East, along said 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 28 degrees 26 minutes 40 seconds East, along said 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.;

THENCE South 28 degrees 26 minutes 40 seconds East, continuing along said westerly right of way line of Rock Ridge Lane, a distance of 132.58 feet to a found 5/8 inch capped iron rod stamped BHB INC. being the most easterly corner of Lot 101, Catolina Bay II, Phase II-A, as recorded in Side C-105 of the Plat Records of Hood County, Texas;

THENCE South 70 degrees 36 minutes 28 seconds West, leaving said westerly right of way line, a distance of 134.34 feet;

THENCE along a meandering sea wall and canal area as shown on the plat of Catolina Bay II, Phase II-A as recorded in Side B-236 of said Plat Records the following bearings and distances:

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North 71 degrees 24 minutes 11 seconds East, a distance of 307.81 feet to a set PK nail with washer stamped BHB INC. on top of said sea wall;
North 03 degrees 22 minutes 59 seconds West, a distance of 59.38 feet to a set PK nail with washer stamped BHB INC. on top of said sea wall;
THENCE North 59 degrees 44 minutes 39 seconds East, leaving said sea wall and along the southerly line of said Lot 115, a distance of 105.72 feet to the POINT OF BEGINNING and containing 178,411.1 square feet or 4.119 acres or local.

Notary Public: Michelle A. Soules, February 19, 2012



FINAL PLAT

Approved by the Granbury Planning & Zoning Commission:

By: [Signature] 11/15/10

Approved by the Operating City Council:

By: [Signature] 12/7/10

Attest: [Signature] 12/7/10

Mayor, City Council

City Secretary

Date: 12/7/10

Date: 12/7/10

HOOD COUNTY PLINK, 2536 day of March, 2010. Filed this 25th day of March, 2010. Plat Records, Hood County, Texas.

Plat from recorded 3:51 PM on 12/13/10

FINAL PLAT CATALINA BAY II PHASE II-B-1 BEING LOTS 102 thru 114 BEING A 4.119 ACRE TRACT WITHIN THE MARTIN SETZLER SURVEY, A-502 GRANBURY, HOOD COUNTY, TEXAS NOVEMBER 2, 2010