

STATE OF TEXAS:

COUNTY OF HOOD:

WHEREAS, MW Catalina, Ltd., acting by and through its authorized agent, are the owner of the following described tract of land as evident per Special Warranty Deed with vendor's lien as recorded in Volume 1823, Page 88 of the Deed Records of Hood County, Texas. Being a tract of land situated in the City of Granbury, Hood County, Texas within the Martin Setzer Survey, Abstract No. 502, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a found PK nail in the middle of County Road No. 301 (Old Cleburne Road) being the Northeast corner of a dedication for street right of way per Catalina Bay, an addition to the City of Granbury as recorded in Slide B-197 of the Plat Records of Hood County, Texas;

THENCE South 60 degrees 12 minutes 14 seconds West, along the north line of said Catalina Bay, passing a found 5/8 inch brazed iron rod at 32.28 feet, also passing a found 5/8 inch capped iron rod (Brooks) at the corner of a common area/utility easement as located on said Catalina Bay at 32.89 feet and continuing along said north line of Catalina Bay a total distance of 2570.01 feet to a set PK nail with washer in a stone retaining wall, from said set PK nail with washer in a stone retaining wall a found 3/4 inch iron rod bears South 60 degrees 12 minutes 14 seconds West, a distance of 5.57 feet;

THENCE along a sea wall the following bearings and distances:

North 37 degrees 17 minutes 48 seconds West, a distance of 20.18 feet to a set PK nail with washer;
North 36 degrees 00 minutes 56 seconds West, a distance of 102.55 feet to a set PK nail with washer;
North 45 degrees 22 minutes 14 seconds West, a distance of 281.49 feet to a set PK nail with washer;
North 41 degrees 28 minutes 03 seconds West, a distance of 381.20 feet to a set PK nail with washer;
North 43 degrees 02 minutes 17 seconds West, a distance of 39.80 feet to a set PK nail with washer;
North 41 degrees 50 minutes 50 seconds West, a distance of 251.08 feet to a set PK nail with washer;
North 39 degrees 47 minutes 56 seconds West, a distance of 259.17 feet to a set PK nail with washer;

THENCE North 42 degrees 02 minutes 37 seconds West, leaving said sea wall, a distance of 176.56 feet;

THENCE along the 693 contour line (Brazos River Authority Datum) the following bearings and distances:

North 78 degrees 35 minutes 10 seconds East, a distance of 99.41 feet;
North 72 degrees 58 minutes 12 seconds East, a distance of 20.28 feet;
North 63 degrees 51 minutes 41 seconds East, a distance of 260.66 feet;
North 58 degrees 49 minutes 54 seconds East, a distance of 60.02 feet;
North 48 degrees 05 minutes 41 seconds East, a distance of 100.60 feet;
North 60 degrees 52 minutes 05 seconds East, a distance of 99.35 feet;
North 16 degrees 31 minutes 31 seconds East, a distance of 19.47 feet;
North 24 degrees 15 minutes 24 seconds West, a distance of 46.17 feet;
North 15 degrees 53 minutes 45 seconds West, a distance of 194.30 feet;
North 20 degrees 15 minutes 41 seconds East, a distance of 155.00 feet;
North 59 degrees 10 minutes 39 seconds East, a distance of 50.00 feet;
South 59 degrees 20 minutes 25 seconds East, a distance of 50.00 feet;
South 11 degrees 57 minutes 51 seconds East, a distance of 273.18 feet;
South 50 degrees 33 minutes 43 seconds East, a distance of 40.00 feet;
South 89 degrees 09 minutes 36 seconds East, a distance of 82.31 feet;
North 76 degrees 02 minutes 11 seconds East, a distance of 107.99 feet;
North 30 degrees 36 minutes 58 seconds East, a distance of 78.67 feet;
North 62 degrees 44 minutes 54 seconds East, a distance of 60.03 feet;
North 09 degrees 21 minutes 22 seconds West, a distance of 27.90 feet;
North 24 degrees 34 minutes 55 seconds East, a distance of 299.48 feet;
North 09 degrees 47 minutes 26 seconds West, a distance of 65.00 feet;
North 15 degrees 20 minutes 11 seconds East, a distance of 30.00 feet;
North 54 degrees 51 minutes 02 seconds East, a distance of 49.01 feet;
South 85 degrees 38 minutes 06 seconds East, a distance of 49.01 feet;
South 36 degrees 40 minutes 44 seconds East, a distance of 70.74 feet;
South 07 degrees 28 minutes 49 seconds East, a distance of 34.01 feet;
South 12 degrees 38 minutes 05 seconds East, a distance of 140.00 feet;
South 26 degrees 48 minutes 58 seconds East, a distance of 112.28 feet;
South 41 degrees 44 minutes 36 seconds East, a distance of 82.16 feet;
North 73 degrees 52 minutes 43 seconds East, a distance of 316.06 feet;
North 11 degrees 34 minutes 37 seconds East, a distance of 75.40 feet;
North 28 degrees 24 minutes 25 seconds West, a distance of 156.44 feet;
North 41 degrees 39 minutes 23 seconds West, a distance of 110.44 feet;
North 48 degrees 42 minutes 50 seconds West, a distance of 142.09 feet;
North 22 degrees 20 minutes 28 seconds West, a distance of 64.41 feet;
North 30 degrees 29 minutes 59 seconds East, a distance of 64.63 feet;
North 82 degrees 12 minutes 08 seconds East, a distance of 61.92 feet;
South 48 degrees 34 minutes 40 seconds East, a distance of 59.68 feet;
South 28 degrees 44 minutes 32 seconds East, a distance of 94.44 feet;
South 41 degrees 26 minutes 04 seconds East, a distance of 198.75 feet;
South 29 degrees 35 minutes 05 seconds East, a distance of 174.85 feet;
South 56 degrees 10 minutes 08 seconds East, a distance of 52.86 feet;
North 79 degrees 17 minutes 52 seconds East, a distance of 47.17 feet;
North 61 degrees 03 minutes 05 seconds East, a distance of 259.78 feet;
North 00 degrees 00 minutes 51 seconds East, a distance of 40.00 feet;
North 31 degrees 44 minutes 34 seconds West, a distance of 241.64 feet;
North 41 degrees 40 minutes 09 seconds West, a distance of 132.87 feet;
North 53 degrees 20 minutes 30 seconds West, a distance of 103.33 feet;
North 39 degrees 44 minutes 27 seconds West, a distance of 63.20 feet;
North 03 degrees 49 minutes 20 seconds East, a distance of 49.01 feet;

North 51 degrees 36 minutes 30 seconds East, a distance of 68.14 feet;
South 69 degrees 07 minutes 12 seconds East, a distance of 75.21 feet;
South 37 degrees 52 minutes 39 seconds East, a distance of 98.92 feet;
South 73 degrees 07 minutes 11 seconds East, a distance of 40.00 feet;
North 83 degrees 14 minutes 32 seconds East, a distance of 39.99 feet;
North 60 degrees 12 minutes 14 seconds East, a distance of 238.79 feet;
North 33 degrees 35 minutes 12 seconds East, a distance of 60.00 feet;
North 59 degrees 10 minutes 39 seconds East, a distance of 60.00 feet;
South 86 degrees 53 minutes 58 seconds East, a distance of 60.00 feet;
South 28 degrees 05 minutes 52 seconds East, a distance of 60.00 feet;
South 06 degrees 07 minutes 59 seconds West, a distance of 60.00 feet;
South 51 degrees 52 minutes 59 seconds West, a distance of 40.00 feet;
South 74 degrees 54 minutes 04 seconds West, a distance of 40.00 feet;
South 88 degrees 24 minutes 07 seconds West, a distance of 20.00 feet;
South 60 degrees 12 minutes 14 seconds West, a distance of 282.99 feet;
South 13 degrees 52 minutes 05 seconds West, a distance of 40.00 feet;
South 31 degrees 44 minutes 40 seconds East, a distance of 276.73 feet;
South 71 degrees 39 minutes 33 seconds East, a distance of 40.00 feet;
North 71 degrees 24 minutes 11 seconds East, a distance of 236.86 feet;
North 50 degrees 09 minutes 28 seconds East, a distance of 91.57 feet;
North 58 degrees 38 minutes 03 seconds East, a distance of 49.08 feet;
South 83 degrees 10 minutes 07 seconds East, a distance of 49.08 feet;
South 41 degrees 34 minutes 49 seconds East, a distance of 57.38 feet;
South 03 degrees 22 minutes 59 seconds East, a distance of 40.61 feet;
South 39 degrees 59 minutes 39 seconds West, a distance of 59.38 feet;
South 71 degrees 24 minutes 11 seconds West, a distance of 307.81 feet;
South 10 degrees 22 minutes 04 seconds West, a distance of 40.00 feet;
South 26 degrees 41 minutes 40 seconds East, a distance of 137.30 feet;
South 48 degrees 07 minutes 13 seconds East, a distance of 241.34 feet;
South 88 degrees 24 minutes 38 seconds East, a distance of 40.00 feet;
North 60 degrees 12 minutes 14 seconds East, a distance of 137.20 feet;
North 25 degrees 11 minutes 28 seconds East, a distance of 60.00 feet;
North 64 degrees 59 minutes 14 seconds East, a distance of 60.00 feet;
South 74 degrees 22 minutes 11 seconds East, a distance of 60.00 feet;
South 30 degrees 13 minutes 34 seconds East, a distance of 60.00 feet;
South 22 degrees 30 minutes 52 seconds West, a distance of 60.00 feet;
South 60 degrees 12 minutes 14 seconds West, a distance of 196.01 feet;
South 20 degrees 12 minutes 07 seconds West, a distance of 40.00 feet;
South 14 degrees 07 minutes 53 seconds East, a distance of 110.00 feet;
South 33 degrees 55 minutes 03 seconds West, a distance of 60.00 feet;
South 89 degrees 01 minutes 20 seconds West, a distance of 60.00 feet;
North 41 degrees 59 minutes 49 seconds West, a distance of 60.00 feet;
North 28 degrees 43 minutes 47 seconds West, a distance of 87.00 feet;
North 34 degrees 12 minutes 03 seconds West, a distance of 127.74 feet;
North 46 degrees 07 minutes 13 seconds West, a distance of 229.21 feet;
North 30 degrees 33 minutes 21 seconds West, a distance of 115.08 feet;
North 61 degrees 51 minutes 48 seconds West, a distance of 96.92 feet;
South 61 degrees 03 minutes 06 seconds West, a distance of 252.57 feet;
South 31 degrees 44 minutes 40 seconds West, a distance of 77.12 feet;
South 25 degrees 15 minutes 16 seconds East, a distance of 73.84 feet;
South 43 degrees 47 minutes 52 seconds East, a distance of 310.15 feet;
South 40 degrees 30 minutes 09 seconds East, a distance of 272.06 feet;
South 04 degrees 39 minutes 11 seconds West, a distance of 49.90 feet;

THENCE South 71 degrees 18 minutes 03 seconds East, leaving said 693 contour line, a distance of 180.10 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a non-tangent curve to the left whose chord bears North 16 degrees 08 minutes 24 seconds East, a distance of 21.85 feet and having a radius of 138.00 feet;

THENCE Northeasterly, along said non-tangent curve to the left through a central angle of 09 degrees 00 minutes 53 seconds, an arc length of 21.87 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said non-tangent curve to the left;

THENCE North 54 degrees 38 minutes 31 seconds East, a distance of 94.19 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a non-tangent curve to the left whose chord bears South 77 degrees 34 minutes 37 seconds East, a distance of 67.20 feet and having a radius of 50.00 feet;

THENCE Southeasterly, along said non-tangent curve to the left through a central angle of 84 degrees 26 minutes 33 seconds, an arc length of 73.69 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said non-tangent curve to the left;

THENCE North 60 degrees 12 minutes 14 seconds East, a distance of 179.59 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a curve to the left whose chord bears North 39 degrees 26 minutes 56 seconds East, a distance of 70.88 feet and having a radius of 100.00 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 41 degrees 30 minutes 39 seconds, an arc length of 72.45 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the left;

THENCE North 18 degrees 41 minutes 38 seconds East, a distance of 165.61 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a curve to the right whose chord bears North 39 degrees 27 minutes 00 seconds East, a distance of 70.87 feet and having a radius of 100.00;

THENCE Northeasterly, along said curve to the right through a central angle of 41 degrees 30 minutes 19 seconds, an arc length of 72.44 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the right;

THENCE North 60 degrees 12 minutes 14 seconds East, a distance of 162.10 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a curve to the left whose chord bears North 14 degrees 59 minutes 20 seconds East, a distance of 28.39 feet and having a radius of 20.00 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 90 degrees 26 minutes 29 seconds, an arc length of 31.57 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the left;

THENCE North 30 degrees 13 minutes 32 seconds West, a distance of 42.43 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a curve to the right whose chord bears North 15 degrees 10 minutes 38 seconds West, a distance of 23.11 feet and having a radius of 44.50 feet;

THENCE Northeasterly, along said curve to the right through a central angle of 30 degrees 06 minutes 10 seconds, an arc length of 23.38 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a reverse curve to the left whose chord bears North 15 degrees 09 minutes 11 seconds West, a distance of 23.15 feet and having a radius of 45.00 feet;

THENCE Northeasterly, along said curve to the left through a central angle of 29 degrees 48 minutes 24 seconds, an arc length of 23.41 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said reverse curve to the left;

THENCE North 59 degrees 46 minutes 26 seconds East, a distance of 87.01 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a non-tangent curve to the right whose chord bears North 22 degrees 13 minutes 18 seconds West, a distance of 6.30 feet and having a radius of 310.00 feet;

THENCE Northeasterly, along said non-tangent curve to the right through a central angle of 01 degree 09 minutes 52 seconds, an arc length of 6.30 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a reverse curve to the left whose chord bears North 25 degrees 55 minutes 58 seconds West, a distance of 88.34 feet and having a radius of 590.00 feet;

THENCE Northeasterly, along said reverse curve to the left through a central angle of 08 degrees 35 minutes 12 seconds, an arc length of 88.42 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said reverse curve to the left;

THENCE North 30 degrees 13 minutes 32 seconds West, a distance of 528.88 feet to a found 5/8 inch brazed iron rod;

THENCE North 30 degrees 47 minutes 49 seconds West, a distance of 902.59 feet to a found 5/8 inch iron rod, said found 5/8 inch iron rod being on the southerly line of Durham Overstreet Addition as recorded in Cabinet B, Slide 129 of said Plat Records;

THENCE North 59 degrees 10 minutes 39 seconds East, along a northerly line of said tract hereon described, a distance of 40.22 feet to a found railroad spike in the said County Road No. 301 (Old Cleburne Road);

THENCE South 30 degrees 15 minutes 21 seconds East, along and near the centerline of County Road No. 301 (Old Cleburne Road), a distance of 2024.60 feet to the POINT OF BEGINNING and containing 3,124,356 square feet or 71.73 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, MW Catalina Ltd., do hereby adopt this plat designating the herein above described property as Catalina Bay II, Phase One an addition to the City of Granbury, Hood County, Texas. Utility easements may be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Granbury's use thereof. The City of Granbury and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Granbury and public utility entities shall at all times have the right of ingress and egress to or from their respective easements for the purpose of construction, reconstruction, inspecting, maintaining, reading meters and in addition to removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

Witness my hand this the 16th day of Oct., 2002.

Don Murphy
Don Murphy

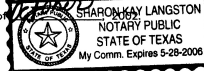
STATE OF TEXAS:

COUNTY OF HOOD:

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

Given under my hand and seal of office this 16 day of October, 2002.

Sharon Kay Langston
Sharon Kay Langston
Notary Public
My Commission Expires 5-28-2006



FINAL PLAT

CATALINA BAY II
PHASE ONE
71.73 ACRES WITHIN THE
MARTIN SETZER SURVEY, A-502
CITY OF GRANBURY, HOOD COUNTY, TEXAS
82 RESIDENTIAL LOTS
September 18, 2002

STATE OF TEXAS:

COUNTY OF HOOD:

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

Given under my hand and seal of office this 16 day of October, 2002.

Don Murphy
Notary Public
My Commission Expires 11-18-2005



OWNER:
MW CATALINA, LTD.
P. O. Box 997
GRANBURY, TEXAS 76048-0997
(817)279-1700

SURVEYOR:



Baird, Hampton & Brown, Inc.
Engineering & Surveying
919 Hwy 377 East, Suite 5, Granbury, TX 76048 Tel: (817)579-7700 Fax: (817)579-7764 E-Mail: granbury@bhbc.com

SURVEYOR'S CERTIFICATION

Sketch showing to the best of my knowledge, information and belief an accurate delineation of a field survey and office computations performed by me or under my supervision in the months of May

Daniel H. Joslin
R.P.L.S. No. 4749



HOOD COUNTY FILING

Filed this 18th day of OCTOBER, 2002

In Slide B-236 of the Plat Records of Hood County, Texas.

A DEVELOPMENT OF: FILED FOR RECORD

Avalon
Property Co.
(817)279-1700
OCT 25 2002
County Clerk, Hood County, TX

BHB PROJECT NO.:
2002.500.015
DRAWN BY:
LEW
CHECKED BY:
DHJ

APPROVED BY: Planning and Zoning Commission

By: *David Daniel* 8-19-02
Chairman Date

APPROVED BY: City Council

By: *David Southern* 10/18/02
Mayor Date
By: *Debbie Aron* 10/18/02
City Secretary Date

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