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

WHEREAS, The Island on Lake Granbury, Inc. being the owner of the hereon described property to wit:

Being a tract of land situated in the Martin Setzer Survey, Abstract No. 502 within the City of Granbury, Hood County, Texas and being the same tract as deeded to The Island on Lake Granbury, Inc. as recorded in Document No. 2010-0008241 of the Deed Records of Hood County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "BHB INC" being at the intersection of the Westerly right of way line of Rock Ridge Lane and the northerly right of way line of Carmel Court as shown per plat of Catalina Bay II, Phase II-C as recorded in Slide C-317 of the Plat Records of Hood County, Texas;

THENCE South 63 degrees 13 minutes 01 seconds West, along said northerly right of way line, a distance of 351.03 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the curve to the left whose chord bears South 26 degrees 46 minutes 59 seconds East, a distance of 50.00 feet and having a radius of 50.00 feet;

THENCE Southeasterly, along said curve to the left through a central angle of 300 degrees 00 minutes 00 seconds, an arc length of 261.80 feet to a found 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the left;

THENCE North 63 degrees 13 minutes 01 seconds East, along the southerly right of way line of said Carmel Court, a distance of 355.10 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 31 degrees 26 minutes 40 seconds East, along said westerly right of way line of Rock Ridge Lane, a distance of 227.14 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 59 degrees 44 minutes 39 seconds West, leaving said westerly right of way line, a distance of 105.72 feet;

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

North 41 degrees 34 minutes 49 seconds West, a distance of 57.38 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
North 83 degrees 10 minutes 07 seconds West, a distance of 49.08 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
South 58 degrees 38 minutes 03 seconds West, a distance of 49.08 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
South 50 degrees 09 minutes 28 seconds West, a distance of 91.57 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
South 71 degrees 24 minutes 11 seconds West, a distance of 236.86 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
North 71 degrees 39 minutes 33 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 31 degrees 44 minutes 40 seconds West, a distance of 276.73 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
North 13 degrees 52 minutes 05 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 60 degrees 12 minutes 14 seconds East, a distance of 283.00 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
North 86 degrees 24 minutes 07 seconds East, a distance of 20.00 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
North 74 degrees 54 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 51 degrees 52 minutes 59 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 06 degrees 07 minutes 59 seconds East, a distance of 60.00 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
North 28 degrees 05 minutes 52 seconds West, a distance of 30.00 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;

THENCE North 45 degrees 03 minutes 21 seconds East, leaving said sea wall, a distance of 109.77 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being on said westerly right of way line of Rock Ridge Lane;;

THENCE South 31 degrees 26 minutes 40 seconds East, along said westerly right of way line of Rock Ridge Lane, a distance of 265.57 feet to the POINT OF BEGINNING and containing 191,425.0 square feet or 4.395 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, The Island on Lake Granbury, Inc., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Catalina Bay II, Phase II-B-2, an addition to the City of Granbury, Hood County, Texas. The streets and alleys are dedicated as private streets and alleys. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No building, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Granbury. In addition, Utility Easements may also 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 full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the 12 day of January, 2010

John Ferrite, Manager Member
The Island on Lake Granbury, Inc.

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 Ferrite, 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 consideration therein expressed.

Given under my hand and seal of office, this 12 day of January, 2010

Notary Public

My Commission expires 7-8-2013

SURVEYOR'S CERTIFICATATION

I, Daniel H. Joslin, a Registered Professional Land Surveyor within the State of Texas hereby state that this plat is an accurate delineation of field surveys and office computations performed by me or under my supervision in accordance with City of Granbury regulations.

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

STATE OF TEXAS:
COUNTY OF HOOD:

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, 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 they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 22 day of July, 2010

Stacy Marie Heald
Notary Public
My Commission expires 3/10/2014

FINAL PLAT

Approved by the Granbury Planning & Zoning Commission:

By: 1-12-11
Planning & Zoning Chairman — Date

Attest

Angela D. McCaffety 1-12-11
Administrative Assistant — Date

Approved by the Granbury City Council:

By: 7-20-10
Mayor, City Council — Date

Attest

Kathy Ware 7-20-10
City Secretary — Date

FILED FOR RECORD
AT 8:35 A M.
JAN 14 2011
County Clerk, Hood County, TX

HOOD COUNTY FILING
Filed this 14th day of January, 2011
in Slide C-351 Plat Records, Hood County, Texas

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

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

SURVEYORS & ENGINEERS:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
1315 Waters Edge Dr., Suite 108, Granbury, TX 76048 Tel:(817)579-7700 Fax:(817)579-7764 E-Mail:d_joslin@bhbinc.com

FINAL PLAT
CATALINA BAY II
PHASE II-B-2
BEING LOTS 115 thru 129

BEING A 4.395 ACRE TRACT WITHIN
THE MARTIN SETZER SURVEY, A-502
GRANBURY, HOOD COUNTY, TEXAS
JUNE, 2010

SHEET 1 of 2