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 a portion of a tract deeded to The Island on Lake Granbury, Inc. as recorded in CC# 2010-0013918 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 the southwest corner of Lot 171 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 North 65 degrees 16 minutes 23 seconds East, along the southerly line of said Lot 171, a distance of 112.77 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being on the westerly right of way line of Pebble Bay Court as recorded in said Slide C-317;

THENCE South 29 degrees 15 minutes 00 seconds East, along said westerly right of way line of Pebble Bay Court, a distance of 190.70 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears North 60 degrees 45 minutes 00 seconds East, a distance of 50.00 feet and having a radius of 50.00 feet;

THENCE Northeasterly, along said curve to the left along the right of way line of Pebble Bay Court 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 29 degrees 15 minutes 00 seconds West, along the easterly right of way line of said Pebble Bay Court, a distance of 404.54 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being on the southerly right of way line of Sunset Bay Court as recorded in said Slide C-317;

THENCE North 57 degrees 55 minutes 55 seconds East, along said southerly right of way line of Sunset Bay Court, a distance of 334.29 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being on the westerly right of way line of Boca Bay Court as recorded in said Slide C-317;

THENCE South 36 degrees 59 minutes 56 seconds East, along said westerly right of way line of Boca Bay Court, a distance of 518.95 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a curve to the left whose chord bears North 53 degrees 00 minutes 04 seconds East, a distance of 50.00 feet and having a radius of 50.00 feet;

THENCE Northeasterly, along said curve to the left along the right of way line of Boca Bay Court 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 36 degrees 59 minutes 56 seconds West, along the easterly right of way line of Boca Bay Court, a distance of 109.61 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 63 degrees 58 minutes 04 seconds East, leaving said easterly right of way line of Boca Bay Court, a distance of 161.15 feet to a found PK nail with washer stamped "BHB INC" on top of a sea wall;

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:

South 41 degrees 40 minutes 09 seconds East, a distance of 49.85 feet;
South 31 degrees 44 minutes 34 seconds East, a distance of 241.64 feet;
South 00 degrees 00 minutes 51 seconds West, a distance of 40.00 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
South 61 degrees 03 minutes 06 seconds West, a distance of 259.78 feet;
South 79 degrees 17 minutes 52 seconds West, a distance of 47.17 feet;
North 56 degrees 10 minutes 08 seconds West, a distance of 52.86 feet;
North 29 degrees 35 minutes 05 seconds West, a distance of 174.85 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
North 41 degrees 26 minutes 04 seconds West, a distance of 198.75 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
North 28 degrees 44 minutes 32 seconds West, a distance of 94.44 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
North 48 degrees 34 minutes 40 seconds West, a distance of 59.68 feet to a set 5/8 inch capped iron rod stamped "BHB INC";
South 82 degrees 12 minutes 08 seconds West, a distance of 61.82 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
South 30 degrees 29 minutes 59 seconds West, a distance of 64.63 feet to a set 5/8 inch capped iron rod stamped "BHB INC";
South 22 degrees 20 minutes 28 seconds East, a distance of 64.41 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
South 48 degrees 42 minutes 50 seconds East, a distance of 142.09 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
South 41 degrees 39 minutes 23 seconds East, a distance of 110.44 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
South 28 degrees 24 minutes 25 seconds East, a distance of 156.44 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
South 11 degrees 34 minutes 37 seconds West, a distance of 75.40 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
South 73 degrees 52 minutes 43 seconds West, a distance of 316.06 feet;
North 41 degrees 44 minutes 36 seconds West, a distance of 82.16 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
North 26 degrees 48 minutes 58 seconds West, a distance of 112.28 feet to a set PK nail with washer stamped "BHB INC" on top of said sea wall;
North 12 degrees 38 minutes 05 seconds West, a distance of 140.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC";
North 07 degrees 28 minutes 49 seconds West, a distance of 34.01 feet to a set 5/8 inch capped iron rod stamped "BHB INC";
North 36 degrees 40 minutes 44 seconds West, a distance of 27.66 feet to the POINT OF BEGINNING and containing 313,565.1 square feet or 7.198 acres of land.

FILED FOR RECORD
AT 11:00 P.M.
NOV 23 2011
County Clerk, Hood County, TX

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

SURVEYORS & ENGINEERS:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Ridglea Place, Suite 700, Ft. Worth, TX 76116 Tel:(817)338-1277 Fax:(817)338-8245 E-Mail:d_joslin@bhbinc.com

FINAL PLAT
Approved by the Granbury Planning & Zoning Commission:

By: _____ 1/24/11
Planning & Zoning Chairman Date

Attest: Angela D. McCallum 1/24/11
Administrative Assistant Date

Approved by the Granbury City Council:

By: _____ 5/10/11
Mayor, City Council Date

Attest: Dee Arco 5-10-11
City Secretary Date

HOOD COUNTY FILING
Filed this 11 day of May, 2011.
in Slide C-367 Plat Records, Hood County, Texas.

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-4, 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 syetems 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 6 day of May, 2011.

John Femrite, 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 Femrite, 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.

Given under my hand and seal of office, this 6 day of May, 2011.

Notary Public

My Commission expires 7-8-2013

C. J. WHITAKER
Notary Public, State of Texas
My Commission Expires
July 08, 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 Joslin
R.P.L.S. No. 4749

STATE OF TEXAS
REGISTERED
DANIEL H. JOSLIN
4749
LICENSED
PROFESSIONAL
LAND SURVEYOR

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 10th day of February, 2011.

Michelle A Soules
Notary Public
My Commission expires February 19, 2012

MICHELLE A SOULES
Notary Public, State of Texas
My Commission Expires
February 19, 2012

FINAL PLAT
CATALINA BAY II
PHASE II-B-4
BEING LOTS 144 thru 170
BEING A 7.198 ACRE TRACT WITHIN
THE MARTIN SETZER SURVEY, A-502
GRANBURY, HOOD COUNTY, TEXAS
FEBRUARY, 2011
SHEET 1 of 2

F:\SURVEY 2009\1 BOYD\CATALINA BAY II PHASE II-B-4.dwg