

LEGAL DESCRIPTION

Parts of the R.M. GREEN SURVEY, Abstract No. 207, the GEORGE W. HEAD SURVEY, Abstract No. 349, and the FRENCH SMITH SURVEY, Abstract No. 518, Hood County, Texas; and entering a portion of the 1474-62/100 acres tract described in the deed to Properties of the Southwest recorded in volume 904, page 318 of the Official Public Records of Hood County, Texas and more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron found at the northwest corner of Lot 143 in Block 1 of Bentwater on Lake Granbury Section One, on addition to Hood County recorded in slide B-3 and the southeast corner of Tract One, a 10 acre tract described in the deed to David Joseph Nelson, et ux recorded in volume 1016, page 366 of the said Deed Records.

Thence southerly and westerly, along the westerly and northerly line of said Block 1, the following:

- south 31 degrees-21 minutes-34 seconds east, 599-64/100 feet to a 5/8" iron set;
south 03 degrees-54 minutes-58 seconds east, 853-19/100 feet to a 5/8" iron set;
south 12 degrees-50 minutes-45 seconds east, 643-52/100 feet to a 5/8" iron set;
south 17 degrees-56 minutes-02 seconds east, 355-26/100 feet to a 5/8" iron set;
south 03 degrees-54 minutes-58 seconds east, 60-00/100 feet to a 5/8" iron set;
north 86 degrees-01 minutes-39 seconds east, 252-00/100 feet to a 5/8" iron set;
south 11 degrees-17 minutes-50 seconds west, 733-00/100 feet to a 5/8" iron set;
north 73 degrees-00 minutes-42 seconds west, 703-58/100 feet to a 5/8" iron set for the beginning of a curve to the right having a radius of 355 feet;
southerly along said curve to the right an arc length of 100-20/100 feet to a 5/8" iron set at its end, the long chord of said 100-20/100 feet arc is 16 south 08 degrees-42 minutes-48 seconds west, 59-37/100 feet;
north 73 degrees-12 minutes-03 seconds west, 60-00/100 feet to a 5/8" iron set;
north 75 degrees-29 minutes-02 seconds west, 486-17/100 feet to a 5/8" iron set;
south 14 degrees-15 minutes-54 seconds west, 751-69/100 feet to a 5/8" iron set;
south 17 degrees-15 minutes-35 seconds east, 16-00/100 feet to a 5/8" iron set;
south 12 degrees-36 minutes-48 seconds west, 1563-53/100 feet to a 5/8" iron set;
north 82 degrees-16 minutes-30 seconds west, 351-95/100 feet to a 5/8" iron set;
north 80 degrees-28 minutes-40 seconds west, 60-00/100 feet to a 5/8" iron set;
north 09 degrees-31 minutes-20 seconds east, 11-00/100 feet to a 5/8" iron set;
north 80 degrees-17 minutes-10 seconds west, 238-83/100 feet to a 5/8" iron set;
north 10 degrees-05 minutes-57 seconds east, 334-46/100 feet to a 5/8" iron set;
north 73 degrees-49 minutes-39 seconds west, 1225-37/100 feet to a 5/8" iron set;
north 18 degrees-03 minutes-44 seconds east, 45-09/100 feet to a 5/8" iron set;
north 72 degrees-57 minutes-47 seconds west, 343-09/100 feet to a 5/8" iron set;
north 17 degrees-02 minutes-15 seconds east, 2-40/100 feet to a 5/8" iron set;
north 72 degrees-57 minutes-47 seconds east, 60-00/100 feet to a 5/8" iron set;
north 72 degrees-57 minutes-47 seconds east, 408-48/100 feet to elevation 693 feet elevation contour Brazos River Authority Detention the shoreline of Lake Granbury.

Thence along the said 693 elevation contour and the shoreline of Lake Granbury, the following:

- north 14 degrees-58 minutes-28 seconds east, 73-61/100 feet;
north 15 degrees-48 minutes-51 seconds east, 360-13/100 feet;
north 09 degrees-22 minutes-07 seconds east, 38-25/100 feet;
north 06 degrees-55 minutes-42 seconds east, 512-57/100 feet;
north 03 degrees-67 minutes-24 seconds west, 227-44/100 feet;
north 03 degrees-44 minutes-39 seconds west, 155-79/100 feet;
north 27 degrees-55 minutes-17 seconds east, 41-46/100 feet;
north 49 degrees-40 minutes-24 seconds east, 46-00/100 feet;
north 68 degrees-54 minutes-17 seconds east, 11-22/100 feet;
north 00 degrees-45 minutes-47 seconds east, 15-50/100 feet.

Thence north 82 degrees-09 minutes-08 seconds east, 813-33/100 feet to a 5/8" iron set.

Thence north 81 degree-26 minutes-04 seconds east, 60-00/100 feet to a 5/8" iron set.

Thence north 87 degree 22 minutes-46 seconds east, 330-57/100 feet to a 5/8" iron set.

Thence north 21 degrees-01 minute-01 seconds west, 165-06/100 feet to a 5/8" iron set.

Thence north 67 degree-24 minutes-15 seconds east, 475-87/100 feet to a 5/8" iron set.

Thence north 42 degree-41 minutes-45 seconds east, 328-58/100 feet to a 5/8" iron set.

Thence north 65 degree-42 minutes-05 seconds east, 640-62/100 feet to a 5/8" iron set.

Thence north 30 degrees-36 minutes-05 seconds west, 1829-08/100 feet to a 5/8" iron set.

Thence north 70 degrees-57 minutes-37 seconds east, 24-40/100 feet to a 5/8" iron set.

Thence north 19 degrees-02 minutes-23 seconds west, 60-00/100 feet to a 5/8" iron set.

Thence north 30 degrees-23 minutes-54 seconds west, 1238-20/100 feet to a 1/2" iron found for a re-entrant corner of said 1474-62/100 acres tract and a southwesterly corner of a 91-105/1000 acres tract described in the deed to H.M. Enterprises recorded in volume 1402, page 676 of the said Deed Records.

Thence easterly and southerly along the common line of said 1474-62/100 acres tract, and said 91-105/1000 acres tract the following:

- north 59 degrees-03 minutes-48 seconds east, 1282-47/100 feet to a 1/2" iron found;
south 31 degrees-19 minutes-17 seconds east, 1028-63/100 feet to a 1/2" iron found for a southerly corner of said 91-105/1000 acres tract or the northwesterly corner.

Thence south 31 degrees-12 minutes-33 seconds east, along an easterly line of said 1474-62/100 acres and said 12-67/10 acres tract, to one along the westerly line of a 9-8/10 acres tract described in the deed to Bobbie Joan Orline recorded in volume 1454, page 316 of the said Deed Records, the westerly line of Tract Two, a 10 acre tract described in the deed to David Joseph Nelson, et ux recorded in volume 1016, page 366 of the said Deed Records, and the westerly line of said Tract One, 1515-26/100 feet to the place of beginning containing 397-582/1000 acres.

The basis for bearings is using north 60 degrees east on the survey line between the upper and lower Wood Surveys.

Surveyed on the ground April, 1996.

BROOKES BAKER SURVEYORS

OWNER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT THE PROPERTIES OF THE SOUTHWEST INC., OWNER, ACTING BY AND THROUGH ITS PRESIDENT, MARCUS SMITH, DULY AUTHORIZED TO DO SO, ACT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HERINAPOVE PROPERTY AS BENTWATER ON LAKE GRANBURY, SECTION TWO, IN ADDITION TO HOOD COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR OBSTACLES WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS AND ANY PUBLIC UTILITY SHALL, AT ALL TIMES, HAVE THE RIGHT OF ACCESS AND EGRESS TO AND FROM AND UPON THE SAID STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY TOWN OR CITY.

WITNESS MY HAND, THIS THE 21 DAY OF OCTOBER, 1997.

PROPERTIES OF THE SOUTHWEST INC.
MARCUS SMITH, PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MARCUS SMITH, 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 THE 21 DAY OF OCTOBER, 1997.

SURVEYOR'S CERTIFICATE

I, DON W. HICKEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH HOOD COUNTY REGULATIONS.

NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS
COMMISSION EXPIRES

DON W. HICKEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1361

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED DON W. HICKEY 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 THE 21 DAY OF OCTOBER, 1997.

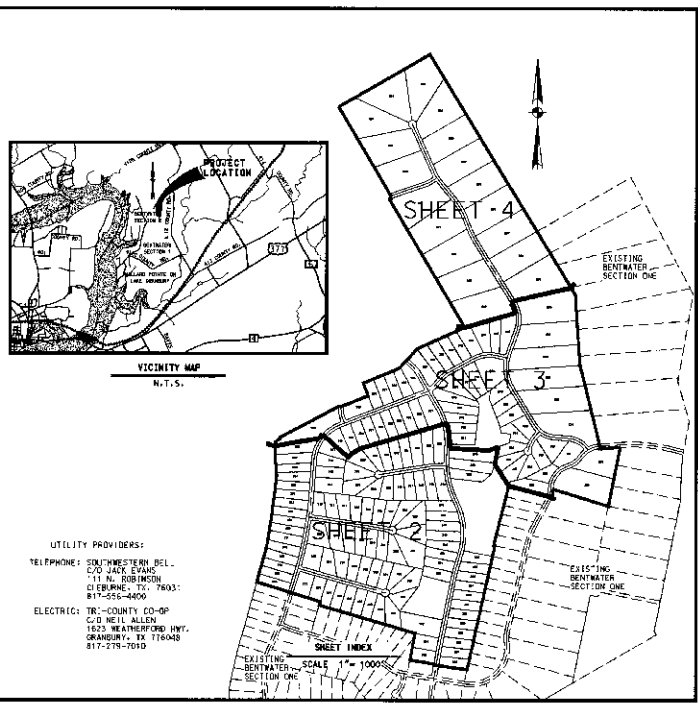
NOTARY PUBLIC IN AND FOR
TARRANT COUNTY, TEXAS
COMMISSION EXPIRES

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS 21 DAY OF OCTOBER, 1997, BY THE HOOD COUNTY COMMISSIONERS COURT, AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF HOOD COUNTY BY THE COUNTY CLERK.

WITNESS MY HAND, THIS THE 21 DAY OF OCTOBER, 1997.

HOOD COUNTY, TEXAS



FINAL PLAT
BENTWATER ON LAKE GRANBURY SECTION TWO

FRENCH SMITH SURVEY, ABSTRACT NO. 518
R.M. GREEN SURVEY, ABSTRACT NO. 207
GEORGE W. HEAD SURVEY, ABSTRACT NO. 349
HOOD COUNTY, TEXAS
357.582 ACRES

PREPARED FOR:
PROPERTIES OF THE SOUTHWEST INC.
3880 W. NORTHWEST HWY., SUITE 230
DALLAS, TEXAS 75220
(214) 351-1155

175 LOTS
3 COMMON GREEN AREAS

1 BLOCK
OCTOBER, 1997

TURNER COLLIE & BRADEN INC., ENGINEERS
5710 LBJ FREEWAY, SUITE 370
DALLAS, TEXAS 75240, (972) 360-8651

BROOKES BAKER, SURVEYORS
511 E. BLUFF STREET
FORT WORTH, TEXAS 76102, (817) 338-1151

T.C. & B. JOB NO. 23-96008-510
SHEET 1 OF 5