Parts of the [redacted] the GEORGE W. MEAD SURVEY, Abstract No. 349, the GEORGE W. MEAD SURVEY, Abstract No. 350, [redacted] Hood County, Texas, and embracing a portion of the 1474-62/100 acres tract described in the deed to Properties of the Southwest recorded in volume 1504, page 818 of the Official Public Records of Hood County, Texas and more particularly described as follows:

Beginning at a 1/2" iron found at a re-entrant corner of said 1474-62/100 acres tract for the southwest corner of tract One a 10 acres tract described in the deed to David Joseph Nelson, et ux recorded in volume 1016, page 366 of the said Deed Records.

Thence north 60 degrees-10 minutes-28 seconds east, along a northerly line of said 1474-62/100 acres tract and the southerly line of said Tract One, 1333-76/100 feet to a 1/2" iron found for the west line of said Meander Road.

Thence southeasterly along an east line of said 1474-62/100 acres tract for the west line of said Meander Road, the following:

south 28 degrees-17 minutes-32 seconds east 1618-03/100 feet to a 5/8" iron set;
south 09 degrees-36 minutes-11 seconds west 1100-01/100 feet to a 5/8" iron set;
south 15 degrees-52 minutes-32 seconds east 504-30/100 feet to a 5/8" iron set;
south 10 degrees-18 minutes-12 seconds west 474-08/100 feet to a 5/8" iron set;
south 02 degrees-28 minutes-42 seconds west 523-77/100 feet to a 5/8" iron set;
south 11 degrees-16 minutes-54 seconds west 1623-04/100 feet to a 5/8" iron set;
south 29 degrees-06 minutes-06 seconds east 49-20/100 feet to a 1/2" iron found in the common line of the said Mead Surveys and being the southeast corner of the 1 acre tract described in the deed to J.P. Moham, County Judge of Hood County, Texas recorded in volume 41, page 177 of the said Deed Records.

Thence southwesterly and southeasterly, along the southeast line of said 1474-62/100 acres tract, generally along a fence, the following:

south 59 degrees-58 minutes-10 seconds west 1674-92/100 feet to a 1/2" iron rod found;
south 21 degrees-12 minutes-07 seconds west 1010-89/100 feet to a 1/2" iron found;
south 06 degrees-03 minutes-23 seconds east 1992-32/100 feet to a 1/2" iron rod found for the southeast corner of said 1474-62/100 acres tract for the north line of Hideaway Bay Court.

Thence northwesterly and southwesterly along the southerly line of said 1474-62/100 acres tract for the northerly and westerly line of said Hideaway Bay Court, the following:

north 86 degrees-45 minutes-33 seconds west 145-99/100 feet to a 5/8" iron set;
north 69 degrees-58 minutes-02 seconds west 5-46/100 feet to a 5/8" iron set;
north 45 degrees-17 minutes-26 seconds west 595-73/100 feet to a 5/8" iron set;
north 59 degrees-52 minutes-22 seconds west 730-67/100 feet to a 5/8" iron set;
north 65 degrees-09 minutes-40 seconds west 1360-83/100 feet to a 5/8" iron set;
north 87 degrees-30 minutes-44 seconds west 67-05/100 feet to a 1/2" iron found;
south 66 degrees-42 minutes-12 seconds west 151-37/100 feet to a 5/8" iron set;
south 57 degrees-30 minutes-08 seconds west 120-10/100 feet to a 5/8" iron set;
south 29 degrees-05 minutes-32 seconds west 685-51/100 feet to a 5/8" iron set;
south 07 degrees-51 minutes-44 seconds east 30-62/100 feet to a 5/8" iron set;
south 18 degrees-29 minutes-17 seconds east 41-09/100 feet to a 5/8" iron set;
south 31 degrees-01 minutes-38 seconds west 90-91/100 feet to a 1/2" iron found;
south 38 degrees-25 minutes-15 seconds west 44-83/100 feet to a 1/2" iron found;
south 50 degrees-30 minutes-57 seconds west 643-92/100 feet to a 1/2" iron found;

Thence south 87 degrees-53 minutes-44 seconds west, generally along a fence for the said southeast line of 1474-62/100 acres tract, 176-56/100 feet to a 5/8" capped iron found for the common north corner of Lots 1 and 2 in Block 3 of Hideaway Bay Estates according to the plat thereof recorded in volume 1, page 7 (slide A-4) of the Hood County Plat Records.

Thence westerly along the north line of said Block 3 of Hideaway Bay Estates, to and along the north line of Block 5 of said Hideaway Bay Estates for the south line of said 1474-62/100 acres tract, the following:

south 89 degrees-25 minutes-39 seconds west 90-07/100 feet to a 1" iron found for the common north corner of Lots 2 and 3 in said Block 3;
south 89 degrees-20 minutes-30 seconds west 359-45/100 feet to a 1" iron found for the common north corner of Lots 6 and 7 in said Block 3;
south 89 degrees-24 minutes-06 seconds west 216-48/100 feet to a 1" iron rod found for the northeast corner of Lot 1 in said Block 5;
south 89 degrees-24 minutes-06 seconds west, along said north line of Block 5, a distance of 211-80/100 feet from which the northwest corner of a retaining wall bears north 61 degrees-12 minutes-50 seconds west 12-86/100 feet.

Thence north 80 degrees-17 minutes-12 seconds east 26-88/100 feet to elevation 693 feet contour (Brazos River Authority Datum) and the shoreline of Lake Granbury.

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

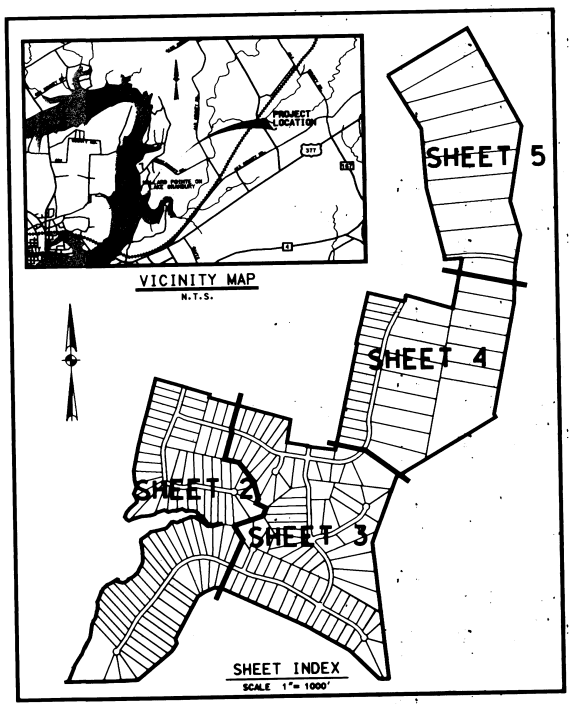
north 68 degrees-42 minutes-49 seconds east, 29-36/100 feet;
north 26 degrees-06 minutes-06 seconds east, 89/08/100 feet;
north 22 degrees-27 minutes-20 seconds east, 114/65/100 feet;
north 18 degrees-44 minutes-21 seconds east, 50-98/100 feet;
north 33 degrees-01 minutes-55 seconds east, 162-09/100 feet;
north 55 degrees-30 minutes-41 seconds east, 12-16/100 feet;
north 21 degrees-52 minutes-07 seconds east, 98-74/100 feet;
north 27 degrees-50 minutes-37 seconds east, 178-48/100 feet;
north 10 degrees-48 minutes-41 seconds east, 88-13/100 feet;
north 08 degrees-02 minutes-22 seconds east, 110-89/100 feet;
north 39 degrees-37 minutes-22 seconds east, 21-72/100 feet;
north 09 degrees-28 minutes-57 seconds east, 30-74/100 feet;
north 14 degrees-01 minutes-07 seconds east, 43-36/100 feet;
north 14 degrees-11 minutes-54 seconds east, 84-61/100 feet;
north 03 degrees-34 minutes-28 seconds east, 13-45/100 feet;
north 31 degrees-02 minutes-44 seconds east, 19-16/100 feet;
north 05 degrees-53 minutes-45 seconds east, 88-11/100 feet;
north 13 degrees-21 minutes-30 seconds east, 41-39/100 feet;
north 34 degrees-44 minutes-51 seconds east, 26-50/100 feet;
north 23 degrees-15 minutes-35 seconds east, 88-33/100 feet;
north 16 degrees-48 minutes-09 seconds east, 51-33/100 feet;
north 62 degrees-30 minutes-19 seconds east, 14-08/100 feet;
north 52 degrees-01 minutes-23 seconds east, 37-30/100 feet;
north 59 degrees-30 minutes-46 seconds east, 32-31/100 feet;
north 18 degrees-53 minutes-08 seconds east, 10-87/100 feet;
north 46 degrees-53 minutes-42 seconds east, 36-09/100 feet;
north 70 degrees-46 minutes-56 seconds east, 48-40/100 feet;
north 58 degrees-12 minutes-34 seconds east, 130-13/100 feet;
north 07 degrees-41 minutes-36 seconds east, 1-67/100 feet;
north 52 degrees-07 minutes-45 seconds east, 21-52/100 feet;
south 31 degrees-05 minutes-48 seconds east, 19-78/100 feet;
south 72 degrees-43 minutes-20 seconds east, 77-19/100 feet;
north 73 degrees-01 minutes-37 seconds east, 49-18/100 feet;
north 59 degrees-09 minutes-23 seconds east, 44-37/100 feet;
north 34 degrees-31 minutes-33 seconds east, 17-59/100 feet;
north 72 degrees-17 minutes-20 seconds east, 47-71/100 feet;
north 56 degrees-27 minutes-08 seconds east, 62-36/100 feet;
north 44 degrees-43 minutes-08 seconds east, 75-60/100 feet;
north 21 degrees-06 minutes-59 seconds east, 44-02/100 feet;
north 30 degrees-57 minutes-26 seconds east, 78-18/100 feet;
north 17 degrees-49 minutes-40 seconds east, 39-40/100 feet;
north 00 degrees-47 minutes-45 seconds west, 120-24/100 feet;
north 06 degrees-47 minutes-33 seconds west, 136-87/100 feet;
north 20 degrees-32 minutes-33 seconds west, 23-18/100 feet;
north 08 degrees-37 minutes-34 seconds east, 44-19/100 feet;
north 78 degrees-10 minutes-55 seconds east, 109-11/100 feet;
north 48 degrees-03 minutes-03 seconds east, 71-53/100 feet;
north 80 degrees-50 minutes-48 seconds east, 76-76/100 feet;
north 78 degrees-38 minutes-02 seconds east, 47-40/100 feet;
north 75 degrees-51 minutes-13 seconds east, 103-97/100 feet;
north 46 degrees-01 minutes-03 seconds east, 41-46/100 feet;
north 37 degrees-49 minutes-45 seconds east, 75-76/100 feet;
north 78 degrees-35 minutes-14 seconds east, 26-62/100 feet;
south 73 degrees-57 minutes-38 seconds east, 56-80/100 feet;
north 68 degrees-07 minutes-59 seconds east, 43-01/100 feet;
north 42 degrees-48 minutes-04 seconds east, 25-12/100 feet;
south 79 degrees-58 minutes-07 seconds east, 28-01/100 feet;
north 46 degrees-10 minutes-44 seconds east, 95-42/100 feet;
north 71 degrees-53 minutes-31 seconds east, 18-53/100 feet;
north 52 degrees-29 minutes-49 seconds east, 56-40/100 feet;
south 82 degrees-52 minutes-40 seconds east, 57-62/100 feet;
south 57 degrees-40 minutes-31 seconds east, 79-58/100 feet;
south 57 degrees-54 minutes-42 seconds east, 95-05/100 feet;
south 47 degrees-56 minutes-13 seconds east, 42-24/100 feet;
south 48 degrees-39 minutes-03 seconds east, 77-58/100 feet;
south 88 degrees-33 minutes-33 seconds east, 65-44/100 feet;
north 76 degrees-56 minutes-19 seconds east, 54-40/100 feet;
north 76 degrees-22 minutes-59 seconds east, 10-53/100 feet;
north 12 degrees-14 minutes-58 seconds west, 59-59/100 feet;
south 86 degrees-01 minutes-57 seconds west, 62-19/100 feet;
north 76 degrees-46 minutes-07 seconds west, 73-48/100 feet;
north 82 degrees-18 minutes-33 seconds west, 51-17/100 feet;
north 30 degrees-18 minutes-33 seconds west, 47-69/100 feet;
north 39 degrees-24 minutes-15 seconds west, 14-49/100 feet;
north 38 degrees-44 minutes-44 seconds west, 16-11/100 feet;
north 45 degrees-45 minutes-14 seconds east, 94-67/100 feet;
north 62 degrees-59 minutes-57 seconds west, 123-98/100 feet;
north 01 degrees-29 minutes-15 seconds west, 32-99/100 feet;
north 57 degrees-11 minutes-13 seconds west, 62-54/100 feet;
north 75 degrees-34 minutes-06 seconds west, 132-67/100 feet;
north 87 degrees-49 minutes-07 seconds west, 144-88/100 feet;
south 87 degrees-41 minutes-39 seconds west, 62-89/100 feet;
south 70 degrees-04 minutes-12 seconds west, 90-42/100 feet;
north 66 degrees-01 minutes-26 seconds west, 17-84/100 feet;
north 76 degrees-41 minutes-59 seconds west, 23-04/100 feet;
north 71 degrees-33 minutes-02 seconds west, 14-71/100 feet;
south 72 degrees-56 minutes-13 seconds west, 68-33/100 feet;
north 59 degrees-59 minutes-04 seconds west, 64-93/100 feet;
south 71 degrees-12 minutes-14 seconds west, 123-98/100 feet;
south 48 degrees-41 minutes-58 seconds west, 32-99/100 feet;
south 75 degrees-32 minutes-00 seconds west, 62-54/100 feet;
south 85 degrees-55 minutes-49 seconds west, 132-67/100 feet;
south 73 degrees-04 minutes-12 seconds west, 144-88/100 feet;
south 66 degrees-00 minutes-41 seconds west, 46-19/100 feet;
north 57 degrees-19 minutes-18 seconds west, 59-75/100 feet;
north 34 degrees-51 minutes-08 seconds west, 44-97/100 feet;
north 23 degrees-29 minutes-56 seconds east, 70-37/100 feet;
north 40 degrees-48 minutes-06 seconds east, 72-81/100 feet;
north 49 degrees-53 minutes-44 seconds east, 130-58/100 feet;
north 14 degrees-48 minutes-43 seconds east, 33-55/100 feet;
north 28 degrees-18 minutes-39 seconds west, 105-61/100 feet;
north 25 degrees-55 minutes-39 seconds east, 57-61/100 feet;
north 21 degrees-09 minutes-17 seconds east, 48-87/100 feet;
north 18 degrees-23 minutes-33 seconds west, 34-16/100 feet;
north 12 degrees-52 minutes-53 seconds west, 66-38/100 feet;
north 04 degrees-36 minutes-29 seconds west, 134-70/100 feet;
north 11 degrees-32 minutes-43 seconds east, 350-48/100 feet;
north 14 degrees-04 minutes-26 seconds east, 240-63/100 feet;
north 16 degrees-42 minutes-46 seconds east, 226-10/100 feet;
north 15 degrees-11 minutes-09 seconds east, 297-52/100 feet;
north 14 degrees-58 minutes-28 seconds east, 259-30/100 feet;
Thence south 72 degrees-57 minutes-47 seconds east, 468-85/100 feet to a 5/8" iron rod set;
Thence south 17 degrees-02 minutes-13 seconds west, 2-40/100 feet to a 5/8" iron set;
Thence south 72 degrees-57 minutes-47 seconds east, 349-09/100 feet to a 5/8" iron set;
Thence south 16 degrees-03 minutes-44 seconds west, 45 feet to a 5/8" iron set;
Thence south 73 degrees-49 minutes-39 seconds east, 1225-33/100 feet to a 5/8" iron set;
Thence south 10 degrees-05 minutes-57 seconds west, 334-66/100 feet to a 5/8" iron set;
Thence south 80 degrees-17 minutes-10 seconds east, 298-83/100 feet to a 5/8" iron set;
Thence south 09 degrees-31 minutes-20 seconds west, 10 feet to a 5/8" iron set;
Thence south 80 degrees-28 minutes-40 seconds east, 60 feet to a 5/8" iron set;
Thence south 82 degrees-16 minutes-08 seconds east, 351-95/100 feet to a 5/8" iron set;
Thence north 12 degrees-36 minutes-48 seconds east, 1563-55/100 feet to a 5/8" iron set;
Thence north 77 degrees-15 minutes-35 seconds west, 16 feet to a 5/8" iron set;
Thence north 14 degrees-15 minutes-54 seconds east, 751-69/100 feet to a 5/8" iron set;
Thence south 75 degrees-29 minutes-02 seconds east, 486-17/100 feet to a 5/8" iron set;
Thence south 73 degrees-12 minutes-03 seconds east, 60 feet to a 5/8" iron set in curve to the left having a radius of 355 feet;
Thence northerly along said curve to the left an arc length of 100-20/100 feet to a 5/8" iron rod set at its end, the long chord of said 100-20/100 feet arc is north 08 degrees-42 minutes-48 seconds east, 99-87/100 feet;
Thence south 73 degrees-00 minutes-42 seconds east, 709-58/100 feet to a 5/8" iron set;
Thence north 11 degrees-17 minutes-50 seconds east, 739 feet to a 5/8" iron set;
Thence south 86 degrees-01 minutes-39 seconds west, 252 feet to a 5/8" iron set;
Thence north 03 degrees-58 minutes-21 seconds west, 60 feet to a 5/8" iron set;
Thence north 13 degrees-52 minutes-37 seconds west, 1004-98/100 feet to a 5/8" iron set;
Thence north 03 degrees-54 minutes-58 seconds west, 859-19/10 feet to a 5/8" iron set;
Thence north 31 degrees-21 minutes-34 seconds west, 909-64/100 feet to the place of beginning and containing 478-334/1000 acres.

The basis for bearings is using north 60 degrees east on the survey line between the Upper and Lower Mead Surveys.

Surveyed on the ground April, 1996.

BROOKES BAKER SURVEYORS

Don W. Hickey



VICINITY MAP
N.T.S.

SHEET INDEX
SCALE 1"= 1000'

UTILITY PROVIDERS:

TELEPHONE: SOUTHWESTERN BELL
C/O JACK STARR
111 N.E. ROBINSON
OKLAHOMA, OK. 76031
817-556-4400

ELECTRIC: TRI-COUNTY CO-OP
C/O NEIL ALLEN
1693 WEATHERFORD HWY.
GRANBURY, TX 776048
817-279-1010

OWNER'S CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, PROPERTIES OF THE SOUTHWEST INC. OWNER, ACTING BY AND THROUGH ITS PRESIDENT, MARCUS SMITH, DULY AUTHORIZED TO SO ACT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS " BENTWATER ON LAKE GRANBURY, SECTION ONE", AN 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 ACCOMODATION 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 GROWTHS 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 INGRESS AND EGRESS TO AND FROM AND UPON THE SAID STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTION, 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. THID PROPERTY IS NOT LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY TOWN OR CITY.

WITNESS MY HAND, THIS THE 21st DAY OF April, 1997.

PROPERTIES OF THE SOUTHWEST INC.

MARCUS SMITH, PRESIDENT

JANET E. WARD
MY COMMISSION EXPIRES
February 05, 2001

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 21st DAY OF April, 1997.

Janet E. Ward
NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS
COMMISSION EXPIRES 2-5-01

SURVEYOR'S CERTIFICATE

I, DON W. HICKEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN AND 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.

Don W. Hickey
DON W. HICKEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1961

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 _____ DAY OF _____, 1997.

NOTARY PUBLIC
TARRANT COUNTY, TEXAS
COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL

ON THIS 9th DAY OF May, 1997, THE COUNTY OF HOOD, TEXAS, HEREBY APPROVES THE FOREGOING PLAT OF " BENTWATER ON LAKE GRANBURY, SECTION ONE" AN ADDITION TO HOOD COUNTY, TEXAS, SUBMITTED BY PROPERTIES OF THE SOUTHWEST INC., OWNER.

HOOD COUNTY, TEXAS

FILED FOR RECORD AT
3:35 P.M.
MAY [illegible] 1997

FINAL PLAT.

BENTWATER ON LAKE GRANBURY SECTION ONE

GEORGE W. MEAD SURVEY, ABSTRACT NO.S 349 & 350
HOOD COUNTY, TEXAS
478.334 ACRES

PREPARED FOR:
PROPERTIES OF THE SOUTHWEST INC.
100 LAKE RIDGE PARKWAY
CEDAR HILL, TEXAS 75104
(972) 299-5253

218 LOTS
2 RESTRICTED RESERVE
2 COMMON GREEN AREAS

1 BLOCK
APRIL, 1997

PREPARED BY:

TURNER COLLIE & BRADEN INC., ENGINEERS
5710 LBJ FREEWAY, SUITE 370
DALLAS, TEXAS 75240, (972) 960-9651

BROOKES BAKER, SURVEYORS
511 E. BLUFF STREET,
FORT WORTH, TEXAS 76102, (817) 335-7451

T.C. & B. JOB NO. 23-96008-510

SHEET 1 OF 6

Slide B-3