

LEGAL DESCRIPTION

POINTS 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 EMBRACING A PORTION OF THE 1474-62/100 ACRES TRACT DESCRIBED IN THE DEED TO PROPERTIES OF THE SOUTHWEST RECORDS IN VOLUME 1504, PAGE 314 OF THE OFFICIAL PUBLIC RECORDS OF HOOD COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON RODDER FOR THE MOST NORTHERLY NORTHWEST CORNER OF BENTWATER ON LAKE GRANBURY PHASE TWO, AN ADDITION TO HOOD COUNTY, AS SAID ADDITION APPEARS UPON THE MAP THEREOF RECORDED IN SLIDE 8-14 OF THE PLAT RECORDS OF HOOD COUNTY, TEXAS; FOR A RE-ENTRANT CORNER OF SAID 1474-62/100 ACRES TRACT AND THE SOUTHWESTERLY CORNER OF A 31-205/1000 ACRES TRACT DESCRIBED IN THE DEED TO M.W. ENTERPRISES RECORDED IN VOLUME 1402, PAGE 616 OF THE SAID DEED RECORDS.

THENCE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID BENTWATER ON LAKE GRANBURY PHASE TWO, THE FOLLOWING:

SOUTH 30 DEGREES-23 MINUTES-54 SECONDS EAST, 1238-20/100 FEET TO A 5/8" IRON SET.
 SOUTH 18 DEGREES-00 MINUTES 23 SECONDS EAST, 60-00/100 FEET TO A 5/8" IRON SET.
 SOUTH 10 DEGREES-57 MINUTES-37 SECONDS WEST, 24-00/100 FEET TO A 5/8" IRON SET.
 SOUTH 30 DEGREES-35 MINUTES-05 SECONDS EAST, 1829-08/100 FEET TO A 5/8" IRON SET.
 SOUTH 68 DEGREES-47 MINUTES-05 SECONDS WEST, 642-62/100 FEET TO A 5/8" IRON SET.
 SOUTH 42 DEGREES 41 MINUTES 45 SECONDS WEST, 328-58/1000 FEET TO A 5/8" IRON SET.
 SOUTH 02 DEGREES-24 MINUTES-15 SECONDS WEST, 475-07/100 FEET TO A 5/8" IRON SET.
 SOUTH 21 DEGREES-09 MINUTES-01 SECONDS EAST, 185-08/100 FEET TO A 5/8" IRON SET.
 SOUTH 07 DEGREES-22 MINUTES-48 SECONDS WEST, 330-57/100 FEET TO A 5/8" IRON SET.
 SOUTH 91 DEGREES-26 MINUTES-04 SECONDS WEST, 60-00/100 FEET TO A 5/8" IRON SET.
 SOUTH 82 DEGREES-08 MINUTES-09 SECONDS WEST, 813-33/100 FEET TO ELEVATION 695 FLYING CONTOUR (BRADSHAW PLYER AIRMURPHY DATUM) AND THE SHORELINE OF LAKE GRANBURY.

THENCE GENERALLY NORTHWESTERLY ALONG THE SAID ELEVATION CONTOUR 695 AND THE SHORELINE OF LAKE GRANBURY, THE FOLLOWING:

NORTH 00 DEGREES-45 MINUTES-47 SECONDS EAST, 10-85/100 FEET;
 SOUTH 84 DEGREES-21 MINUTES-05 SECONDS WEST, 34-53/100 FEET;
 SOUTH 82 DEGREES-09 MINUTES-01 SECONDS WEST, 11-43/100 FEET;
 NORTH 81 DEGREES-04 MINUTES-33 SECONDS WEST, 12-46/100 FEET;
 NORTH 83 DEGREES-12 MINUTES-31 SECONDS WEST, 2-41/100 FEET;
 NORTH 21 DEGREES-51 MINUTES-13 SECONDS WEST, 120-33/100 FEET;
 NORTH 08 DEGREES-38 MINUTES-02 SECONDS EAST, 74-26/100 FEET;

NORTH 26 DEGREES-47 MINUTES-36 SECONDS EAST, 61-62/100 FEET;
 NORTH 60 DEGREES-28 MINUTES-03 SECONDS EAST, 29-80/100 FEET;
 NORTH 90 DEGREES-48 MINUTES-51 SECONDS EAST, 33-85/100 FEET;
 NORTH 14 DEGREES-48 MINUTES-08 SECONDS EAST, 39-80/100 FEET;
 NORTH 36 DEGREES-35 MINUTES-37 SECONDS EAST, 78-54/100 FEET;
 NORTH 24 DEGREES-40 MINUTES-39 SECONDS EAST, 78-18/100 FEET;
 NORTH 20 DEGREES-08 MINUTES-11 SECONDS WEST, 168-17/100 FEET;
 NORTH 04 DEGREES-03 MINUTES-55 SECONDS WEST, 101-62/100 FEET;
 NORTH 20 DEGREES-24 MINUTES-10 SECONDS WEST, 54-42/100 FEET;
 SOUTH 08 DEGREES-43 MINUTES-05 SECONDS WEST, 44-20/100 FEET;
 SOUTH 17 DEGREES-00 MINUTES 34 SECONDS EAST, 52-48/100 FEET;
 SOUTH 20 DEGREES-46 MINUTES-08 SECONDS WEST, 31-09/100 FEET;
 SOUTH 04 DEGREES-14 MINUTES-04 SECONDS WEST, 61-32/100 FEET;
 SOUTH 29 DEGREES 28 MINUTES 03 SECONDS WEST, 58-80/100 FEET;
 SOUTH 49 DEGREES-00 MINUTES-45 SECONDS WEST, 65-79/100 FEET;
 NORTH 89 DEGREES-35 MINUTES-17 SECONDS WEST, 37-08/100 FEET;
 NORTH 50 DEGREES-09 MINUTES-54 SECONDS WEST, 71-57/100 FEET;
 NORTH 18 DEGREES-38 MINUTES-41 SECONDS WEST, 182-82/100 FEET;
 NORTH 24 DEGREES-49 MINUTES-01 SECONDS WEST, 328-83/100 FEET;
 NORTH 34 DEGREES-38 MINUTES-01 SECONDS WEST, 254-19/100 FEET;
 NORTH 50 DEGREES-02 MINUTES-00 SECONDS WEST, 209-26/100 FEET;
 NORTH 45 DEGREES-39 MINUTES-03 SECONDS WEST, 499-35/100 FEET;
 NORTH 53 DEGREES 14 MINUTES 24 SECONDS WEST, 91-04/100 FEET;
 NORTH 41 DEGREES-38 MINUTES-47 SECONDS WEST, 67-15/100 FEET;
 NORTH 54 DEGREES-02 MINUTES-00 SECONDS WEST, 209-26/100 FEET;
 NORTH 58 DEGREES-25 MINUTES-14 SECONDS WEST, 204-17/100 FEET;
 NORTH 87 DEGREES-20 MINUTES-51 SECONDS WEST, 187-20/100 FEET;
 NORTH 14 DEGREES-29 MINUTES-01 SECONDS WEST, 248-06/100 FEET;
 NORTH 73 DEGREES-40 MINUTES-24 SECONDS WEST, 248-13/100 FEET;
 NORTH 62 DEGREES-45 MINUTES-12 SECONDS WEST, 59-87/100 FEET;
 NORTH 09 DEGREES-03 MINUTES-00 SECONDS WEST, 18-69/100 FEET;
 NORTH 40 DEGREES-00 MINUTES-10 SECONDS EAST, 21-85/100 FEET;
 NORTH 12 DEGREES-10 MINUTES-51 SECONDS WEST, 33-21/100 FEET;
 NORTH 36 DEGREES-08 MINUTES-48 SECONDS EAST, 16-32/100 FEET;
 NORTH 46 DEGREES-43 MINUTES-08 SECONDS EAST, 24-20/100 FEET;
 NORTH 21 DEGREES-55 MINUTES-01 SECONDS EAST, 39-00/100 FEET;
 NORTH 20 DEGREES-44 MINUTES-57 SECONDS EAST, 51-47/100 FEET;
 NORTH 64 DEGREES-06 MINUTES-41 SECONDS EAST, 15-70/100 FEET;
 NORTH 74 DEGREES-08 MINUTES-54 SECONDS EAST, 20-70/100 FEET;
 NORTH 64 DEGREES-58 MINUTES-54 SECONDS EAST, 23-18/100 FEET;
 SOUTH 40 DEGREES-10 MINUTES-36 SECONDS EAST, 34-42/100 FEET;
 NORTH 14 DEGREES-03 MINUTES-33 SECONDS EAST, 22-70/100 FEET;
 NORTH 50 DEGREES-47 MINUTES-56 SECONDS WEST, 19-86/100 FEET;
 NORTH 88 DEGREES-04 MINUTES 24 SECONDS WEST, 69-68/100 FEET;
 NORTH 03 DEGREES-51 MINUTES-49 SECONDS WEST, 32-37/100 FEET;
 NORTH 01 DEGREES-04 MINUTES-10 SECONDS EAST, 28-08/100 FEET;
 NORTH 45 DEGREES-03 MINUTES-18 SECONDS WEST, 44-38/100 FEET;
 NORTH 58 DEGREES-11 MINUTES-16 SECONDS WEST, 50-24/100 FEET;
 NORTH 40 DEGREES-37 MINUTES-34 SECONDS WEST, 33-39/100 FEET;
 NORTH 40 DEGREES-38 MINUTES-39 SECONDS EAST, 142-46/100 FEET;
 NORTH 21 DEGREES-37 MINUTES-01 SECONDS EAST, 71-69/100 FEET;
 NORTH 40 DEGREES-58 MINUTES-03 SECONDS EAST, 32-24/100 FEET;
 NORTH 61 DEGREES-44 MINUTES-18 SECONDS EAST, 28-20/100 FEET;
 SOUTH 88 DEGREES-32 MINUTES-08 SECONDS WEST, 18-14/100 FEET;

SOUTH 88 DEGREES-54 MINUTES 10 SECONDS WEST, 60-17/100 FEET TO A 5/8" IRON RODDER;
 NORTH 71 DEGREES 15 MINUTES 15 SECONDS WEST, 14-84/100 FEET.

THENCE NORTHWESTERLY ALONG A SOUTHWEST LINE OF SAID 1474-62/100 ACRES TRACT, THE FOLLOWING:

NORTH 48 DEGREES 00 MINUTES 54 SECONDS WEST 35-43/100 FEET;
 NORTH 42 DEGREES-43 MINUTES-03 SECONDS WEST 34-48/100 FEET;
 MINUTES-11 SECONDS WEST 9-00/100 FEET.

THENCE NORTH 04 DEGREES-06 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID 1474-62/100 ACRES TRACT, GENERALLY ALONG A FENCE AND THE EAST LINE OF LOT 17 OF ALTA VISTA ESTATES, A SUBDIVISION IN HOOD COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 138, PAGE 428 OF THE SAID DEED RECORDS, TO AND ALONG THE EAST LINE OF LOTS 3 AND 4 (IN ALTA VISTA ESTATES, PHASE II), AN ADDITION TO HOOD COUNTY, TEXAS AS SAID LOTS 3 AND 4 APPEAR UPON THE MAP THEREOF RECORDED IN SLIDE 8-16 SAID PLAT RECORDS, A DISTANCE OF 824-42/100 FEET TO A 5/8" IRON RODDER FOR A CORNER OF SAID 1474-62/100 ACRES TRACT.

THENCE NORTH 65 DEGREES-25 MINUTES-04 SECONDS WEST, 1145-96/100 FEET TO THE SOUTHEAST CORNER SEVEN OAKS, AN ADDITION TO HOOD COUNTY AS SAID BLOCK 1 APPEARS UPON THE MAP THEREOF RECORDED IN SLIDE 8-17 SAID PLAT RECORDS.

THENCE ALONG THE SOUTHEAST LINE OF SAID SEVEN OAKS THE FOLLOWING:

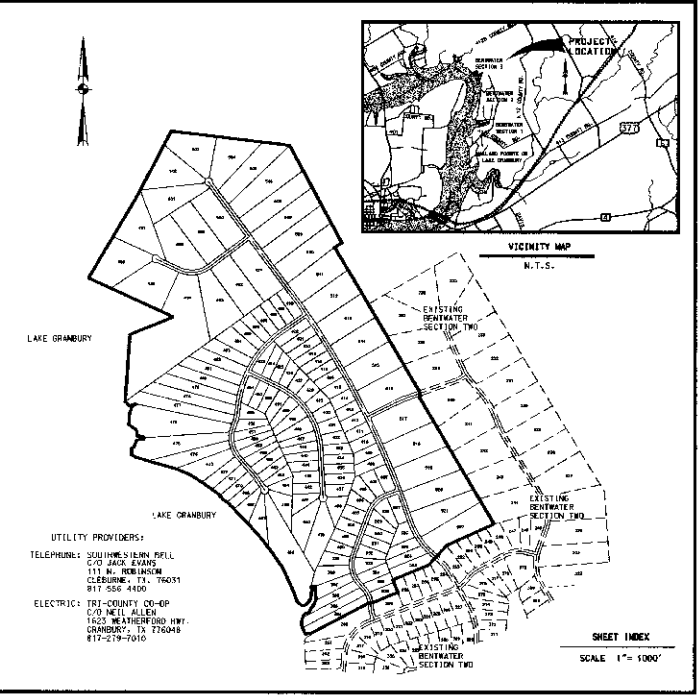
NORTH 30 DEGREES-41 MINUTES-24 SECONDS EAST, 1151-16/100 FEET TO A 5/8" IRON RODDER;
 NORTH 27 DEGREES-29 MINUTES-58 SECONDS EAST, 922-43/100 FEET TO A 5/8" IRON SET FOR THE NORTHEAST CORNER OF SAID SEVEN OAKS.

THENCE SOUTH 83 DEGREES-15 MINUTES-02 SECONDS EAST, 1474-41/100 FEET TO A 5/8" IRON SET IN THE EASTERLY LINE OF SAID 1474-62/100 ACRES TRACT.

THENCE ALONG THE EASTERLY LINE OF SAID 1474-62/100 ACRES TRACT, THE FOLLOWING:

SOUTH 28 DEGREES-15 MINUTES-12 SECONDS EAST, 1362-12/100 FEET;
 SOUTH 61 DEGREES 04 MINUTES 28 SECONDS WEST 104-97/100 FEET;
 SOUTH 30 DEGREES-53 MINUTES-01 SECONDS EAST 814-64/100 FEET TO THE PLACE OF BEGINNING CONTAINING 370-041/1000 ACRES.

THE BASIS FOR ALL MEASUREMENTS IS 10.000 NORTH COORDINATES EAST ON THE SURVEY LINE BETWEEN THE UPPER AND LOWER HEAD SURVEYS.



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

OWNER'S CERTIFICATE

THAT, PROPERTIES OF THE SOUTHWEST, L.P., A DELAWARE LIMITED PARTNERSHIP BY PROPERTIES OF THE SOUTHWEST ONE, INC., A DELAWARE CORPORATION, GENERAL PARTNER, OWNER, ACTING BY AND THROUGH ITS PRESIDENT, MARCUS SMITH, DULY AUTHORIZED TO DO SO, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS "BENTWATER ON LAKE GRANBURY, SECTION THREE", 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 ACCOMMODATION OF ALL PUBLIC UTILITIES OR GOVERNMENT AGENCIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY OR GOVERNMENT AGENCY SHALL HAVE THE RIGHT TO REMOVE AND REEP REINSTATE ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUNDS WHICH IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS AND ANY PUBLIC UTILITY OR GOVERNMENT AGENCY SHALL, AT ALL TIMES, HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID STRIPS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, IMPROVING, PATROLING, MAINTAINING AND ADDING TO REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF AGENCIES. THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY TOWN OR CITY.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 1998.

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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 1998.

NOTARY PUBLIC IN AND FOR
 DALLAS COUNTY, TEXAS
 COMMISSION EXPIRES _____

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.

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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 1998.

NOTARY PUBLIC IN AND FOR
 TARRANT COUNTY, TEXAS
 COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS _____ DAY OF _____, 1998 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 _____ DAY OF _____, 1998.

HOOD COUNTY, TEXAS

**FINAL PLAT
 BENTWATER ON
 LAKE GRANBURY
 SECTION THREE**

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

PREPARED FOR:
 PROPERTIES OF THE SOUTHWEST L.P.,
 3860 N. NORTHWEST HWY., SUITE 230
 DALLAS, TEXAS 75240
 (214) 355-3156

PREPARED BY:

TURNER COLLIE & BRADEN INC., ENGINEERS
 5710 LBJ FREEMAN, SUITE 370
 DALLAS, TEXAS 75240, (972) 960-9661

BROOKS BAKER, SURVEYORS
 611 E. BLUFF STREET
 FORT WORTH, TEXAS 76102, (817) 335-1151

T.C. & R. JOB NO. 23-9608-910
SHEET 1 OF 5

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE HOOD COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 1998.