

STATE OF TEXAS
COUNTY OF HOOD

OWNERS CERTIFICATION

Part of the G.W. HEAD SURVEY, Block No. 308, situated about 2.5 miles north of Granbury, Texas and embracing all of Tract 122 and part of Tract 121, as shown on the plat of said Tract 122 and Tract 121 (121) set apart to Norma Crawford in the Partition Deed recorded in volume 102, page 45 of the Deed Records, Hood County, Texas and more particularly described as follows:

Beginning at a 1/2 iron set for the southeast corner of said Tract 122 in the northwest line of the 247 acres tract described in the deed to Norma Crawford in volume 102, page 45 of the Deed Records, the said 247 acres tract is referred to in the description of said Tract 122.

Thence north 0 degrees 58 minutes 36 seconds west along the west line of said Tract 122, a distance of 103.14 feet to a 1/2 iron set with a mark in the top for the northeast corner of the First Tract and the southeast corner of the Second Tract, described in the deed to C.E. Hancock recorded in volume 67, page 467 of the Deed Records in all covering County Road No. 412-C, a distance of 2791.76 feet to the intersection of the west line of said Tract 122 and the southeast line of the 118.61/1000 acres tract described in the Deed to James P. Fenton recorded in volume 187, page 380 of the said Deed Records from a 1/2 iron set bears south 5 degrees 58 minutes 36 seconds east 61-42/100 feet.

Thence southeasterly along the said southeast line of the 118.61/1000 acres tract for the northeast line of said County Road No. 412-C, the following:

North 66 degrees 42 minutes 12 seconds east 187-77/1000 feet to a 1/2 iron set
South 87 degrees 38 minutes 44 seconds east 67-85/1000 feet
South 85 degrees 49 minutes 48 seconds east 126-83/1000 feet
South 59 degrees 52 minutes 22 seconds east 738-67/1000 feet
South 45 degrees 52 minutes 22 seconds east 295-23/1000 feet
South 69 degrees 58 minutes 42 seconds east 5-46/1000 feet
South 86 degrees 45 minutes 33 seconds east 145-79/1000 feet to a 1/2 iron set on the south side of a 6' cedar post for the south corner of the said 118.61/1000 acres tract and the west corner of a 6' cedar post for the southeast corner of said Tract One.

Thence north 68 degrees 10 minutes 24 seconds east, along the northeast line of said Tract Sixteen (16) and the northeast line of said County Road No. 412-C, a distance of 147-22/1000 feet to a 1/2 iron set on the northeast side of a 6' cedar post for the north corner of said Tract Sixteen (16).

Thence north 28 degrees 23 minutes 22 seconds east, along the northeast line of said Tract Sixteen (16), a distance of 54-35/1000 feet to a 1/2 iron set on the northeast side of a 6' cedar post for the east corner of said Tract Sixteen (16).

Thence south 68 degrees east along the northeast line of Lot 3 subdivision of G.W. Head Survey, Hood County, Texas dated February 15, 1886 recorded in volume 115, page 154 of the Deed Records, to the southeast line of Tract Sixteen (16) for the southeast line of said County Road No. 412-C, a distance of 328.45 feet to a 1/2 iron set on the northeast side of a 6' cedar post for the south corner of Tract Sixteen (16) and the southeast corner of said Tract Eleven (11).

Thence south 68 degrees east, along the northeast line of said Lot 3 and the southeast line of said Tract Eleven (11) and to and along the southeast line of said Tract 122, a distance of 1352.44/1000 feet to a cedar post for the west corner of Tract 122. 278-52/1000 acres tract described in the deed to Lytle Berna McGraw recorded in volume 1128, page 765, from which a 1/2 iron set bears south 18 degrees 17 minutes 24 seconds east 81-70/1000 feet.

Thence southeasterly along the west line of the said Tract 122 generally along a fence, the following:

South 18 degrees 17 minutes 24 seconds east 456-13/1000 feet to a 1/2 iron found
South 17 degrees 27 minutes 42 seconds east 347-25/1000 feet to a 1/2 iron found
South 16 degrees 39 minutes 19 seconds east 428-93/1000 feet to a 1/2 iron found
South 19 degrees 19 minutes 27 seconds east 367-56/1000 feet to a 1/2 iron found
South 22 degrees 44 minutes 17 seconds east 181-91/1000 feet to a 1/2 iron found.

Thence north 86 degrees 34 minutes 13 seconds west 147-22/1000 feet to elevation 693 feet mean sea level contour for the boundary of Lake Granbury as depicted in the deed to Grace River Authority recorded in volume 129, page 273 of the said Deed Records, September 19, 1996.

Thence along the elevation 693 feet contour, the following:

North 74 degrees 36 minutes 44 seconds west 31-44/1000 feet
North 81 degrees 54 minutes 12 seconds west 180-81/1000 feet
South 82 degrees 59 minutes 14 seconds west 171-29/1000 feet
South 69 degrees 28 minutes 38 seconds west 129-26/1000 feet
South 51 degrees 44 minutes 80 seconds west 138-74/1000 feet
South 56 degrees 27 minutes 22 seconds west 389-36/1000 feet
South 41 degrees 59 minutes 17 seconds west 162-26/1000 feet
South 22 degrees 17 minutes 43 seconds west 380-26/1000 feet
South 15 degrees 31 minutes 58 seconds west 489-16/1000 feet
South 26 degrees 44 minutes 49 seconds west 109-70/1000 feet
South 52 degrees 16 minutes 56 seconds west 135-78/1000 feet
South 33 degrees 18 minutes 49 seconds west 201-87/1000 feet
North 19 degrees 17 minutes 31 seconds west 172-78/1000 feet
South 59 degrees 58 minutes 48 seconds west 58-18/1000 feet
North 88 degrees 16 minutes 05 seconds west 162-58/1000 feet
South 76 degrees 19 minutes 17 seconds west 134-78/1000 feet
South 72 degrees 14 minutes 31 seconds west 132-20/1000 feet
South 72 degrees 14 minutes 31 seconds west 112-79/1000 feet
North 68 degrees 27 minutes 17 seconds west 54-28/1000 feet
North 68 degrees 27 minutes 17 seconds west 54-28/1000 feet
South 81 degrees 46 minutes 07 seconds west 27-26/1000 feet
North 22 degrees 15 minutes 21 seconds west 181-82/1000 feet
North 48 degrees 51 minutes 55 seconds west 67-67/1000 feet
North 28 degrees 15 minutes 21 seconds west 208-82/1000 feet
North 48 degrees 42 minutes 43 seconds west 38-18/1000 feet
North 41 degrees 34 minutes 26 seconds east 87-47/1000 feet
North 54 degrees 58 minutes 33 seconds west 73-53/1000 feet
North 29 degrees 08 minutes 38 seconds west 278-54/1000 feet
North 48 degrees 23 minutes 36 seconds west 186-63/1000 feet
North 28 degrees 23 minutes 36 seconds west 22-24/1000 feet
North 57 degrees 04 minutes 37 seconds west 86-74/1000 feet
North 43 degrees 34 minutes 42 seconds west 84-43/1000 feet
North 26 degrees 23 minutes 44 seconds west 22-63/1000 feet
North 41 degrees 42 minutes 42 seconds west 82-46/1000 feet
North 72 degrees 29 minutes 47 seconds west 122-99/1000 feet
North 42 degrees 52 minutes 28 seconds west 159-67/1000 feet
North 41 degrees 21 minutes 42 seconds east 168-89/1000 feet
North 52 degrees 58 minutes 48 seconds west 109-70/1000 feet
North 25 degrees 28 minutes 05 seconds west 58-18/1000 feet
North 57 degrees 04 minutes 37 seconds west 86-74/1000 feet
South 32 degrees 58 minutes 58 seconds west 178-71/1000 feet
South 41 degrees 34 minutes 26 seconds west 145-64/1000 feet
North 83 degrees 36 minutes 44 seconds west 232-66/1000 feet
North 83 degrees 36 minutes 44 seconds west 182-76/1000 feet
North 82 degrees 12 minutes 16 seconds west 148-26/1000 feet
North 58 degrees 15 minutes 32 seconds west 57-62/1000 feet
North 18 degrees 20 minutes 41 seconds west 45 feet
North 14 degrees 58 minutes 01 seconds west 38-08/1000 feet
North 14 degrees 58 minutes 01 seconds west 113-82/1000 feet
South 50 degrees 29 minutes 41 seconds west 87-47/1000 feet
South 3 degrees 07 minutes 49 seconds west 87-47/1000 feet
South 38 degrees 44 minutes 24 seconds west 189-24/1000 feet
South 38 degrees 44 minutes 24 seconds west 189-24/1000 feet
South 21 degrees 38 minutes 42 seconds east 44-79/1000 feet
South 38 degrees 44 minutes 24 seconds west 189-24/1000 feet
North 57 degrees 04 minutes 37 seconds west 86-74/1000 feet
North 79 degrees 38 minutes 37 seconds west 135-25/1000 feet
South 24 degrees 43 minutes 21 seconds west 135-25/1000 feet
South 1 degree 14 minutes 57 seconds west 119-77/1000 feet

South 24 degrees 52 minutes 08 seconds west 306-37/1000 feet
South 45 degrees 12 minutes 47 seconds west 189-78/1000 feet
North 83 degrees 58 minutes 32 seconds west 61-79/1000 feet
North 21 degrees 09 minutes 11 seconds west 118-74/1000 feet
North 10 degrees 58 minutes 37 seconds east 181-67/1000 feet
North 14 degrees 41 minutes 41 seconds east 61-38/1000 feet
North 4 degrees 50 minutes 28 seconds east 106-62/1000 feet
North 12 degrees 25 minutes 12 seconds east 108-82/1000 feet
North 4 degrees 15 minutes 31 seconds east 171-49/1000 feet
North 18 degrees 12 minutes 44 seconds east 95-27/1000 feet
North 10 degrees 24 minutes 38 seconds east 272-61/1000 feet
North 3 degrees 23 minutes 36 seconds west 82-42/1000 feet
North 24 degrees 24 minutes 48 seconds east 105-15/1000 feet
North 12 degrees 04 minutes 20 seconds east 105-15/1000 feet
North 8 degrees 15 minutes east 89-28/1000 feet
North 1 degree 21 minutes 05 seconds east 59-84/1000 feet
North 29 degrees 06 minutes 36 seconds east 41-63/1000 feet
North 3 degrees 18 minutes 59 seconds east 59-86/1000 feet
North 18 degrees 18 minutes 48 seconds east 57-81/1000 feet
North 62 degrees 52 minutes 26 seconds west 71-75/1000 feet to the southeast corner of Lot 28 in Block 6 of HIDEAWAY BAY ESTATES according to the map recorded in volume 1, page 7 of the said Deed Records from which a 1/2 iron set bears north 86 degrees 03 minutes 24 seconds east 3-5/18 feet.

Thence north 88 degrees 03 minutes 24 seconds east along the south line of said Block 6 to and along the south line of Block 1, a distance of 1372-18/1000 feet to a 1/2 iron set for the southeast corner of said Block 1.

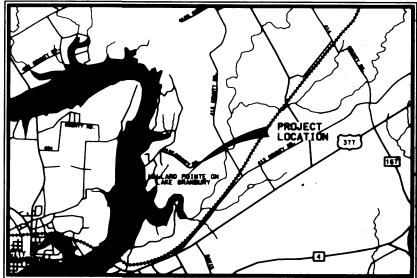
Thence south 7 degrees 54 minutes 03 seconds east along the west line of Tract One described in the deed to Robert E. Burns, Jr. and wife Courtney A. Burns recorded in volume 1883, page 948 of the said Deed Records, generally along a fence, 485-64/1000 feet to a 1/2 iron set for the southeast corner of said Tract One.

Thence north 81 degree 09 minutes 47 seconds east along the south line of said Tract One generally along a fence, 54-82/1000 feet to a 1/2 iron set.

Thence north 68 degrees 10 minutes 24 seconds east, along the south line of said Tract One generally along a fence, 1399-48/1000 feet to a 6' cedar post for the southeast corner of said Tract One.

Thence south 69 degrees 51 minutes 48 seconds east 5-96/1000 feet to the place of beginning and continuing 248-98/1000 acres, of which 7-982/1000 acres lie within said County Road No. 412-C as far as recorded, leaving 232-660/1000 acres exclusive of said Road.

Beats for bearings is using the northeast line of Lot No. 3 subdivision of G.W. Head Survey (lower) by survey of line Millington County Surveyor, Hood County, Texas, dated February 15, 1886 recorded in volume 115, page 154 of the said Deed Records.



VICINITY MAP
N.T.S.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, PROPERTIES OF THE SOUTHWEST INC., OWNER, ACTING BY AND THROUGH ITS VICE PRESIDENT, MARCUS SMITH, DULY AUTHORIZED TO DO ACT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE PROPERTY AS "MALLARD POINTE ON LAKE GRANBURY" 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 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 MANNER 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.

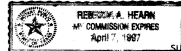
WITNESS MY HAND, THIS 2 DAY OF May, 1996.

PROPERTIES OF THE SOUTHWEST INC.
MARCUS SMITH, VICE PRESIDENT

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 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 2 DAY OF May, 1996.



REBECCA A. HEARN
NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS
COMMISSION EXPIRES 4-7-97

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.

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 18 DAY OF May, 1996.



Barbara A. Morgan
NOTARY PUBLIC
TARRANT COUNTY, TEXAS
COMMISSION EXPIRES 2-28-97

APPROVED THIS THE 8th DAY OF April, 1996, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRANBURY, TEXAS.

Leonard Prier
LEONARD PRIER, CHAIRMAN

Dee Arcos
ATTEST BY: DEE ARCOS

APPROVED THIS THE 10th DAY OF April, 1996, BY THE CITY COUNCIL OF THE CITY OF GRANBURY, TEXAS.

David P. Southern
DAVID SOUTHERN, MAYOR

Dee Arcos
ATTEST BY: DEE ARCOS

CERTIFICATE OF APPROVAL
ON THIS 29th DAY OF May, 1996, THE COUNTY OF HOOD, TEXAS, HEREBY APPROVES THE FOREGOING PLAT OF "MALLARD POINTE ON LAKE GRANBURY" AN ADDITION TO HOOD COUNTY, TEXAS, SUBMITTED BY PROPERTIES OF THE SOUTHWEST INC., OWNER.

HOOD COUNTY, TEXAS
240.567 ACRES

FINAL PLAT
MALLARD POINTE ON
LAKE GRANBURY

HOOD COUNTY, TEXAS
240.567 ACRES

PREPARED FOR:
PROPERTIES OF THE SOUTHWEST INC.
100 LAKE RIDGE PARKWAY
CEDAR HILL, TEXAS 75104
(214) 299-5253

180 LOTS
2 RESTRICTED RESERVES
1 COMMON GREEN AREA

1 BLOCK
APRIL, 1996

UTILITY PROVIDERS:
TELEPHONE: SOUTHWESTERN BELL
C/O JAKE W. ROBINSON
111 W. ROBINSON
DALLAS, TEXAS 75201
817-558-4400
ELECTRIC: T&E WATERFORD MFG.
CO., 1111 W. WATKINS
DALLAS, TEXAS 75201
817-219-7010
TURNER COLLIE & BRADEN INC., ENGINEERS
5710 LBJ FREEWAY, SUITE 370
DALLAS, TEXAS 75240, (214) 960-9651
BROOKS BAKER, SURVEYORS
5111 BLUFF STREET
FORT WORTH, TEXAS 76102, (817) 335-7115
T.C. & B. JOB NO. 45-96008-500

SHEET 1 OF 4

A-388-A