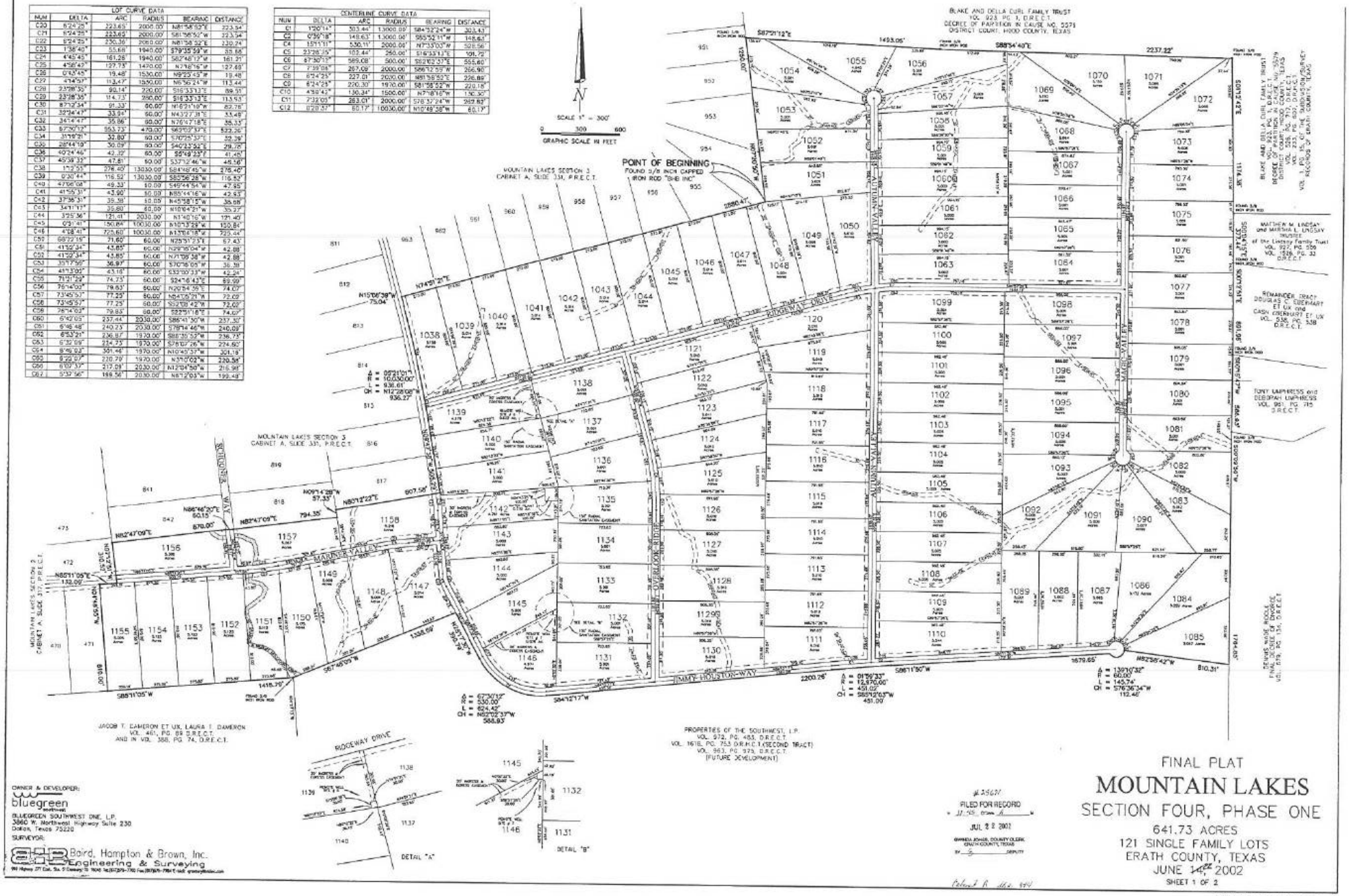


OWNER & DEVELOPER:
bluegreen
BLUEGREEN SOUTHWEST ONE, L.P.
3860 W. Northwest Highway Suite 230
Dallas, Texas 75220

SURVEYOR:
Baird, Hampton & Brown, Inc.
Engineering & Surveying

#3567I
FILED FOR RECORD
JUL 2 2 2002
GWENDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY _____ DEPUTY

FINAL PLAT
MOUNTAIN LAKES
SECTION FOUR, PHASE ONE
641.73 ACRES
121 SINGLE FAMILY LOTS
ERATH COUNTY, TEXAS
JUNE 14th, 2002
SHEET 1 OF 2

F:\SURVEY\1999\099013\MLS_4.FLX

VICINITY MAP
NOT TO SCALE

REAR AND SIDE BUILDING SETBACK RESTRICTIONS

1. 5 foot building setback along all side lot lines of tracts less than three (3.00) acres; 10 foot building setback along all side lot lines of tracts greater than three (3.00) acres.
2. 20 foot building setback along rear of all lots.

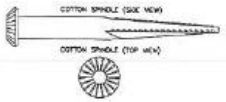
UTILITY EASEMENTS:

1. 5 foot wide utility easement along all rear and side lot lines of tracts less than three (3.00) acres; 10 foot wide utility easement along all rear and side lot lines of tracts greater than three (3.00) acres.
2. A 20 foot utility/slope easement adjacent all right of way is hereby dedicated.

GENERAL NOTES:

1. All property corners are set 5/8 inch capped iron rods (BHB INC) or stainless steel cotton spindles (see detail) or as otherwise noted.
2. The development of individual owners shall not block any tributary runoff.
3. The land use is designated as single family residential sites unless otherwise noted on this plat.
4. A 30 foot wide drainage easement extends 15 feet from the centerline of any and all existing creeks, gullies, ravines, draws, sloughs, or other natural drainage courses are hereby dedicated to the public as easements for drainage purposes.
5. The 30 feet wide drainage easement as shown on Sheet 1 of 2 does not delineate all drainage courses as mentioned in note number 4.
6. A 30' Drainage & Wildlife Mitigation Easement is only in areas as delineate by dot shading (see below).

7. Bearings are based on the grid bearings of the Texas Coordinate System, North Central Zone, NAD83, determined by GPS technology.
8. Radius point of 150' radial sanitation easement is the centerline of the well head as built in place.



OWNER'S CERTIFICATION

STATE OF TEXAS:

COUNTY OF ERATH:

KNOW ALL PERSONS BY THESE PRESENTS:

That, Bluegreen Southwest ONE, L.P., owners, formerly known as Properties of the Southwest, L.P., a Delaware Partnership authorized to do business in Texas, acting through its General Partner, Bluegreen Southwest Land, Inc., a Delaware Corporation, authorized to do business in Texas, being the owner of the herein described property to wit:

BEING a tract of land situated south of Bluff Dale, Erath County, Texas and being or portions of the O. S. Houston Survey, Abstract No. 1291 (S. P. RR. Co. Survey No. 81; W. J. Hutchins Survey, Abstract No. 1044 (S. P. RR. Co. Survey No. 7); W. J. Hutchins Survey, Abstract No. 1046 (S. P. RR. Co. Survey No. 5); T. N. Dawson Survey, Abstract No. 1332 (S. P. RR. Co. Survey No.6); and the H. N. Crawford Survey, Abstract No. 1071, Erath County, Texas, said tract being a portion of the same tract as described in documents conveyed from Bluff Dale Development Corporation to Properties of the Southwest, L.P., as recorded in Volume 663, Page 975 and Volume 672, Page 483 of the Deed Records of Erath County, Texas and a portion of the above mentioned tract also as recorded in Volume 1618, Page 753 (second tract) 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 southeast corner of Lot 954, Mountain Lakes, Section Three according to the plat recorded in Cabinet A, Slide 331 Plat Records, Erath County, Texas, said found 5/8 inch capped iron rod stamped "BHB INC" also being an interior ell corner of said tract hereon described;

THENCE North 07 degrees 20 minutes 50 seconds West, along an easterly line of said Mountain Lakes, Section Three, a distance of 1,250.00 feet to a found 3/8 inch iron rod being the most westerly southwest corner of a tract of land described in a deed to Blake and Delia Curl Family Trust as recorded in Volume 993, Page 1 of said Deed Records, Erath County, Texas, and as described in Decree of Partition in Cause No. 5575, District Court, Hood County, Texas;

THENCE South 87 degrees 21 minutes 12 seconds East, along a southerly line of said Blake and Delia Curl Family Trust tract, a distance of 1,493.05 feet to a found 3/8 inch iron rod;

THENCE South 88 degrees 54 minutes 40 seconds East, continuing along a southerly line of said Blake and Delia Curl Family Trust tract, a distance of 2,237.22 feet to a found 3/8 inch iron rod being an interior ell corner of said Blake and Delia Curl Family Trust tract;

THENCE South 01 degrees 12 minutes 42 seconds East, along a westerly line of said Blake and Delia Curl Family Trust tract, a distance of 1,174.36 feet to a found 3/8 inch iron rod being the south most southwest corner of said Blake and Delia Curl Family Trust tract and also being the northwest corner of a tract of land described in a deed to Mathew M. Lindsay and Martha L. Lindsay, Trustee of the Lindsay Family Trust as recorded in Volume 827, Page 909 and in Volume 1528, Page 33 of said Deed Records, Erath County, Texas;

THENCE South 00 degrees 04 minutes 15 seconds East, along a westerly line of said Lindsay Family Trust tract, a distance of 377.44 feet to a found 5/8 inch iron rod being the southwest corner of said Lindsay Family Trust tract and also being the northwest corner of a tract of land described as remainder tract in a deed to Douglas C. Eberhart et ux and Cash Eberhart et ux as recorded in Volume 538, Page 535 of said Deed Records, Erath County, Texas;

THENCE South 00 degrees 12 minutes 51 seconds East, along a westerly line of said Eberhart tract, a distance of 891.96 feet to a found 3/8 inch iron being the southwest corner of said Eberhart tract and also being the northwest corner of a tract of land described in a deed to Tony Umphress and Deborah Umphress as recorded in Volume 881, Page 715 of said Deed Records, Erath County, Texas;

THENCE South 00 degrees 15 minutes 47 seconds West, along a westerly line of said Umphress tract, a distance of 586.93 feet to a found 3/8 inch iron rod being the southwest corner of said Umphress tract and also being the northwest corner of a tract of land described in a deed to Dennis Wade Riddle, Final Decree of Divorce, as recorded in Volume 679, Page 134 of said Deed Records, Erath County, Texas;

THENCE South 00 degrees 09 minutes 36 seconds West, along a westerly line of said Riddle tract, a distance of 1,764.85 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 82 degrees 58 minutes 42 seconds West, leaving said westerly line of said Riddle tract, a distance of 810.31 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a curve to the right whose chord bears South 76 degrees 35 minutes 34 seconds West, a distance of 112.46 feet and having a radius of 60.00 feet;

THENCE Southwesterly, along said curve to the right through a central angle of 131 degrees 10 minutes 32 seconds, an arc length of 145.74 feet to a set 5/8 inch iron rod stamped "BHB INC" for the end of said curve to the right;

THENCE South 85 degrees 11 minutes 50 seconds West, a distance of 1,879.65 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a curve to the left whose chord bears South 85 degrees 12 minutes 03 seconds West, a distance of 451.00 feet and having a radius of 12,570.00 feet;

THENCE Southwesterly, along said curve to the left through a central angle of 01 degree 59 minutes 35 seconds, an arc length of 451.02 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the left;

THENCE South 84 degrees 12 minutes 17 seconds West, a distance of 2,200.26 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a curve to the right whose chord bears North 62 degrees 02 minutes 37 seconds West, a distance of 588.93 feet and having a radius of 530.00 feet;

THENCE Northwesterly, along said curve to the right through a central angle of 67 degrees 30 minutes 12 seconds, an arc length of 624.42 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the right;

THENCE North 28 degrees 17 minutes 30 seconds West, a distance of 390.79 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 67 degrees 48 minutes 09 seconds West, a distance of 1,338.69 feet to a found 3/8 inch iron rod being the northwest corner of a tract of land described in a deed to Jacob T. Dameron et ux, and Laura T. Dameron as recorded in Volume 461, Page 89 and in Volume 388, Page 74 of said Deed Records, Erath County, Texas;

THENCE South 85 degrees 11 minutes 05 seconds West, along a northerly line of said Dameron tract, a distance of 1,415.79 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the southeast corner of Lot 471, Mountain Lakes, Section Two according to the plat recorded in Cabinet A, Slide 317 of said Plat Records;

THENCE North 04 degrees 48 minutes 55 seconds West, along the easterly line of said Lot 471 and an easterly line of said Mountain Lakes, Section Two, a distance of 810.00 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of said Lot 471, an interior ell corner of said Mountain Lakes, Section Two and also being on the southerly Right of Way line of Mariner Valley (a 60.00 feet wide Right of Way) as shown on said plat of Mountain Lakes, Section Two;

THENCE North 85 degrees 11 minutes 05 seconds East, along said southerly Right of Way line and a southerly line of said Mountain Lakes, Section Two, a distance of 132.09 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 07 seconds 12 minutes 51 seconds West, along an easterly line of said Mountain Lakes, Section Two, a distance of 310.52 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the southwest corner of Lot 842, of said Mountain Lakes, Section Three;

THENCE North 82 degrees 47 minutes 09 seconds East, along a southerly line of said Mountain Lakes, Section Three, a distance of 870.00 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the southeast corner of said Lot 842, Mountain Lakes, Section Three and being on the westerly Right of Way line of Schooner Way (a 60.00 feet wide Right of Way) as shown on said plat of Mountain Lakes, Section Three;

THENCE North 86 degrees 46 minutes 20 seconds East, a distance of 60.15 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being on the easterly Right of Way line of said Schooner Way and also being the southwest corner of Lot 818 of said Mountain Lakes, Section Three;

THENCE North 82 degrees 47 minutes 09 seconds East, along the southerly line of said Lot 818, a distance of 794.35 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the southeast corner of said Lot 818;

THENCE North 09 degrees 14 minutes 28 seconds West, along the easterly line of said Lot 818, a distance of 57.33 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the southwest corner of Lot 817 of said Mountain Lakes, Section Three;

THENCE North 80 degrees 12 minutes 32 seconds East, along the southerly line of said Lot 817, passing the southeast corner of Lot 817 at 747.58 feet and continuing for a total distance of 807.58 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being on the easterly Right of Way line of Jimmy Houston Way (a 60.00 feet wide Right of Way) and also being an ell corner of said Mountain Lakes, Section Three;

THENCE North 09 degrees 47 minutes 38 seconds West, along an easterly line of said Mountain Lakes, Section Three and said easterly Right of Way line, a distance of 505.29 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being at the beginning of curve to the left whose chord bears North 12 degrees 28 minutes 08 seconds West, a distance of 928.27 feet and having a radius of 10,030.00 feet;

THENCE Northwesterly, along said easterly line of Mountain Lakes, Section Three and along said easterly Right of Way line and along said curve to the left through a central angle of 05 degrees 21 minutes 01 seconds, an arc length of 936.61 feet to a found 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the left;

THENCE North 15 degrees 06 minutes 38 seconds West, along said easterly line of Mountain Lakes, Section Three and along said easterly Right of Way line, a distance of 75.04 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the southeast corner of Lot 963 of said Mountain Lakes, Section Three;

THENCE North 74 degrees 51 minutes 21 seconds East, along a southerly line of said Mountain Lakes, Section Three, a distance of 2,880.47 feet to the POINT OF BEGINNING and containing 27,953,588 Square Feet or 641.73 Acres of Land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That, Bluegreen Southwest ONE, L.P., owners, formerly known as Properties of the Southwest, L.P., a Delaware Partnership authorized to do business in Texas, acting through its General Partner, Bluegreen Southwest Land, Inc., a Delaware Corporation, authorized to do business in Texas, acting by and through its Executive President, Daniel C. Kascher, duly authorized to so act, does hereby adopt this plat as Final Plat, MOUNTAIN LAKES, SECTION FOUR, PHASE ONE, Erath County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using the same. Any public or private 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 easements strips and any public or private utility shall at all times have the right of ingress and egress to and from and upon the said easement 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 plat approved subject to all platting ordinances, rules, regulations and resolutions of Erath County, Texas.

Executed this 17th day of June 2002.

Daniel C. Kascher
Executive 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 Daniel C. Kascher, 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 17th day of June, 2002.

Notary Public, TX County, Dallas

Commission Expires 2-5-05

JANETTE MARIE WOODWARD EXPIRES February 5, 2005

SURVEYOR'S CERTIFICATE

I, Daniel H. Joslin, a Registered Professional Land Surveyor, of the State of Texas, do hereby state to the best of my knowledge and belief that the above survey is an accurate delineation of a field

Daniel H. Joslin
R. P. L. S. No. 4749
Date: June 14, 2002

STATE OF TEXAS
REGISTERED
DANIEL H. JOSLIN
4749
SURVEYOR

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 Daniel H. Joslin, 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 20th day of June, 2002.

Notary Public, Hood County, Texas

Commission Expires 2-5-05

JANET ELAINE MY COMMISSION EXPIRES February, 2005

OWNER & DEVELOPER:
bluegreen
BLUEGREEN SOUTHWEST ONE, L.P.
3860 W. Northwest Highway Suite 230
Dallas, Texas 75220

SURVEYOR:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
919 Highway 377 East, Ste. 5 Granbury, Tx 76048 Tel:(817)579-7700 Fax:(817)579-7764 E-Mail: granbury@bhbinc.com

APPROVED BY:

ERATH COUNTY
COMMISSIONER'S COURT

COUNTY JUDGE

DATE:

ERATH COUNTY FILING

32471

FILED
STATE OF TEXAS
at 11:22 o'clock A M
on the 25 day of JUN
A.D., 02

Sandra Jones
COUNTY CLERK, ERATH COUNTY, TEXAS
BY S
DEPUTY

Sandra Jones
Erath County Clerk, Stephenville, Texas
VOL. PAGE
RECORDED

CABINET A SLIDE 364

BHB PROJECT No.
1999.099.013
DRAWN BY
LEW
CHECKED BY
DHJ

FINAL PLAT
MOUNTAIN LAKES
SECTION FOUR
PHASE ONE
641.73 ACRES
121 SINGLE FAMILY LOTS
ERATH COUNTY, TEXAS
JUNE 24, 2002
SHEET 2 OF 2

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