

Note:

Date: April 23, 2019
Amount: Four million one hundred twenty-two thousand five hundred and no/100 dollars (\$4,122,500.00)
Borrower: **AC Cliffs Marina, LLC**, a Texas limited liability company
Lender: **Ciera Bank**, a Texas state bank
Final Maturity Date: June 1, 2039
Terms of Payment: As therein provided.

Property:

The following identified real and personal property (the "Property"):

Marina Tract

A **5.688 acres tract** of land out of the **Garcia, Montez & Duran Survey, Abstract No. 1540** and the **A.B. & M. Survey No. 1, Abstract No. 10**, both in Palo Pinto County, Texas; being the same tract described in Volume 2034, Page 117 of the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds on the attached Exhibit A.

Access Road Easement

Perpetual Access Road Easement dated to be effective of even date herewith, by and between **Double Diamond, Inc.**, a Texas corporation, as Grantor, and **AC Cliffs Marina, LLC**, a Texas limited liability company, as Grantee, upon and across the Cliffs Resort Subdivision, according to the plats thereof recorded in the Plat records of Palo Pinto County, Texas ("Subdivision"), which easement allows for vehicular traffic, including but not limited to boat trailers, from State Highway 16 to the Cliffs Marina, and from the Cliffs Marina to State Highway 16, including, without limitation, free and uninterrupted access through the security gate located on Cliffs Drive off State Highway 16, which easement document has been or will be filed for record in the Official Public Records of Palo Pinto County, Texas.

Fixtures, Personal Property and Other Appurtenant Rights, Privileges and Easements

All assets of **AC Cliffs Marina, LLC**, whether now owned or hereafter acquired, including, without limitation, the loan proceeds which are to be deposited into account number 4141381 at **Ciera Bank** to be used for repairs and improvements of the Property, all ship's store inventory and other inventory, all leases, permits (which include any and all permits issued by the Brazos River Authority, or any other permitting authority, for the operation of a commercial facility/marina on the Property), licenses, operating agreements and other rights and contracts associated with the operation of the marina situated on the real property, all goods that are or will be fixtures and that are or will be located on or adjacent to the above described lands, including, without limitation, all heating, air conditioning, ventilating, plumbing, electrical fixtures and wiring, buildings, docks and all other associated bridges, landings, anchors, electrical boxes, cables, counter-weights, and other associated improvements, and replacements of and additions to the same, **together with** all appurtenant rights, privileges and easements.

Prior Liens:

There are no prior liens in favor of any person or entity other than **Ciera Bank**.



2/4/25

Mr. Dan Ongley
160 Cliffs Drive
Graford, TX 76449

RE: New Dock Construction

Dear Mr. Ongley,

Thank you for the opportunity to provide a quotation for the docks at The Cliffs. Utilizing our in-house engineering team, quality materials, expert manufacturing, and professional installation teams, MDI is uniquely positioned to provide the absolute best solution for your floating dock needs. From initial consultation, to design, manufacturing, and installation, we are anxious to show you the "MDI Difference".

Included Items Per Plan:

(24) 12' x 30' Covered Slips / 12' Eave / 3' Fingers / 6' Headpier / Concrete Decking / Winch and Cable Anchoring

Specifications:

- Dock Frame – 12" deep box truss frame made with main structural members constructed with **Heavy-Duty 2"x2"x¼" angle**, frames connected with (12) ½" diameter Grade 5 galvanized bolts.
- Flotation – Black, rotational molded polyethylene encased floats, filled with expanded polystyrene and bolted to the dock frame with (4) 3/8" diameter galvanized bolts and washers. Shell thickness shall be nominal .150 inches. Fifteen (15) year warranty on the polyethylene encased flotation.
- Decking – "Sunburst" pattern, dry cast, wire reinforced, 11,000 psi compressive strength.
- Underwater Truss – Three-sided underwater truss connecting the end of each finger. The truss is manufactured with 1 ½" x 1 ½" x 3/16" angle and the underwater columns are 2"x2" x 3/16" minimum angle size. All connections to be double nutted with ½" diameter Grade 5 galvanized bolts.
- Winch and Cable Anchors – (6) 2-ton, 16" drum Wintech winches and stands with 5/8" galvanized cable attached to (2) 4000# concrete blocks.
- Bumper Board – Single row of 2" x 6", #2 prime Southern Yellow Pine, treated for ground contact, attached to frame with 5/16" self-tapping screws on the full perimeter of the dock.
- Bumper – Black 3" single lip vinyl bumper on the head piers and finger ends only.
- Column Bumpers – Black 3' polyethylene column bumpers, blow molded with high density polyethylene. Attached to all exposed roof slip columns inside the slip area.

- Roof Columns – 2 ½" square columns, 11 gauge, galvanized (A500 Grade B) with 1' of 11 gauge insert at base.
- Roof Purlins – 8"x3 ½" x16 gauge galvanize Zees.
- Roof Deck – 26-gauge, 7.2 Industrial Panel, Signature 200 colors over galvalume. ROOF COLOR
- Roof Clearance – 12' from water line to the eve.
- Cleats – 10" heavy-duty cast Tee cleats attached to the side of the truss frame.
- Roof structure is designed for a 10 PSF snow loading, 115 MPH – 3 second gust wind. ASCE/SEI 7-10 Standard.
- All steel except winches, purlins and roof deck is hot dip galvanized after fabrication.

All Dock Materials Manufactured, Delivered and Installed:

New Dock

Freight

Crew Mobilization

Tax

Grand Total



This quotation does not include sales tax, any permits, utilities or _____ required. This quote is effective as of 2/04/25 and is valid for 30 days. The delivery schedule is dependent upon execution of contract.

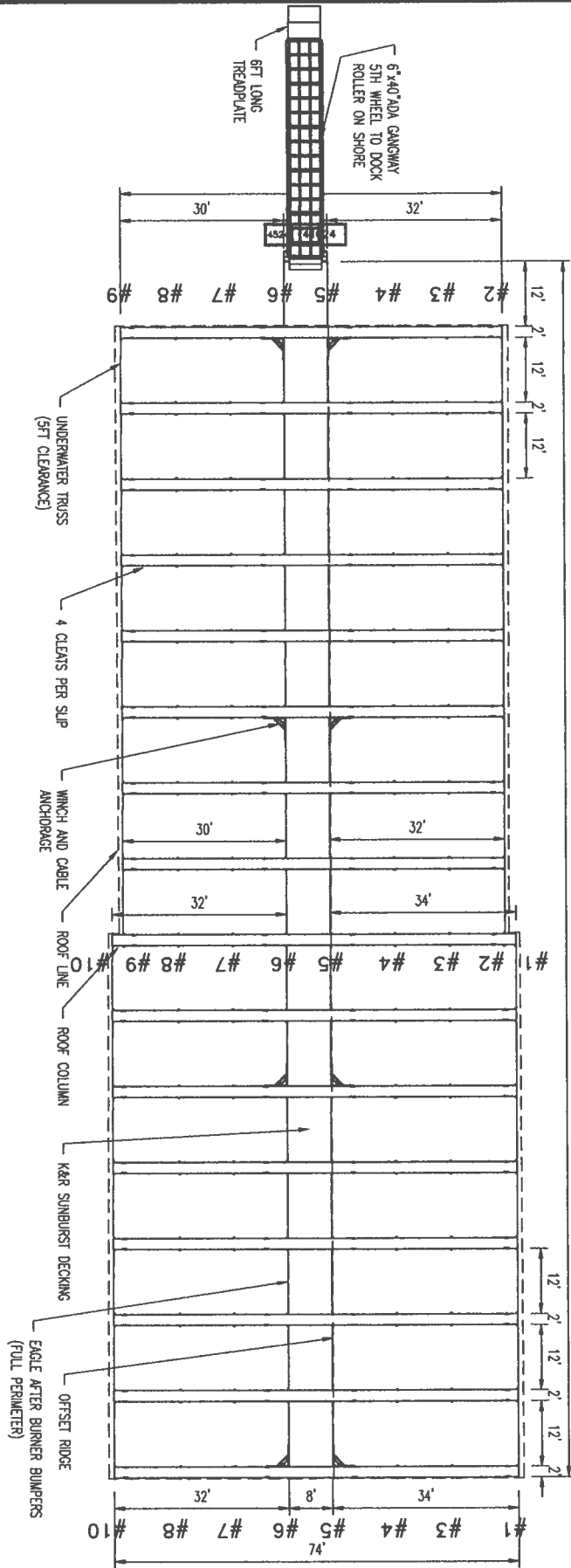
All docks are delivered in pre-assembled units with floats and banding boards attached to the frame to minimize staging area and site time.

Thank you again for this opportunity. We look forward to reviewing this proposal at your convenience.

Sincerely,

Andrew Webber
 Regional Sales Manager
 MDI

Block Data	
Preview	Black Name
<input type="checkbox"/>	COLUMN
<input type="checkbox"/>	sidetie/cleat
<input type="checkbox"/>	WINCH FRAME
	Count
	260
	128
	8



PLAN VIEW - 32 SLIP DOCK
PORT (8) 12'x32' COVERED SLIPS
(8) 12'x34' COVERED SLIPS
STARBOARD (8) 12'x30' COVERED SLIPS
(8) 12'x32' COVERED SLIPS



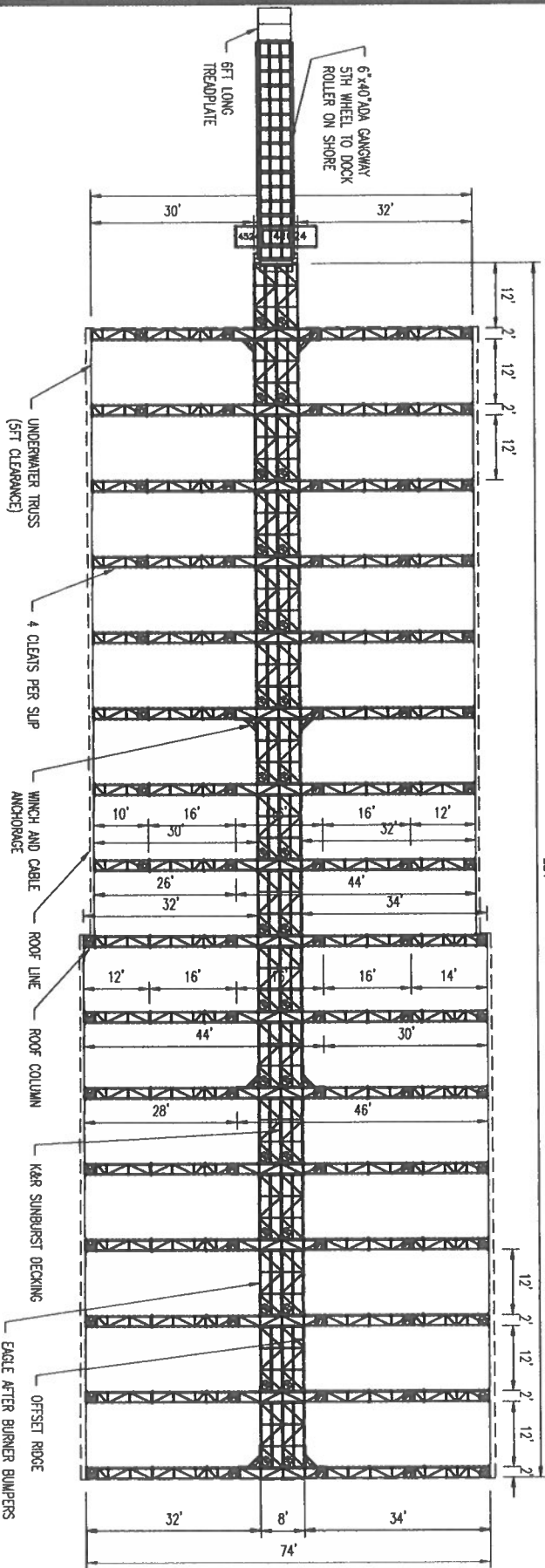
Mokkaral Digitally signed by
a Prakash Mokkarala Prakash
 Date: 2026.05.22
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No.	Revisions	Date

THE CLIFFS
POSSUM KINGDOM LAKE

Plan No. MDIPO13028-01 Sheet 1 of 1
 Date: 9/9/36

MDI Marine Development, Inc.
 HC 62 Box B1
 501 Industrial Dr.
 Eufaula, Oklahoma 74432 U.S.A.



Block Data		
Preview	Block Name	Count
	210 244	8
	212 2244	8
	212 2442	8
	214 24422	8
	216 44224	16
	216 44444	33
	4X12 444	32

FRAME PLAN - 32 SLIP DOCK
PORT (8) 12'x32' COVERED SLIPS
(8) 12'x34' COVERED SLIPS
STARBOARD (8) 12'x30' COVERED SLIPS
(8) 12'x32' COVERED SLIPS



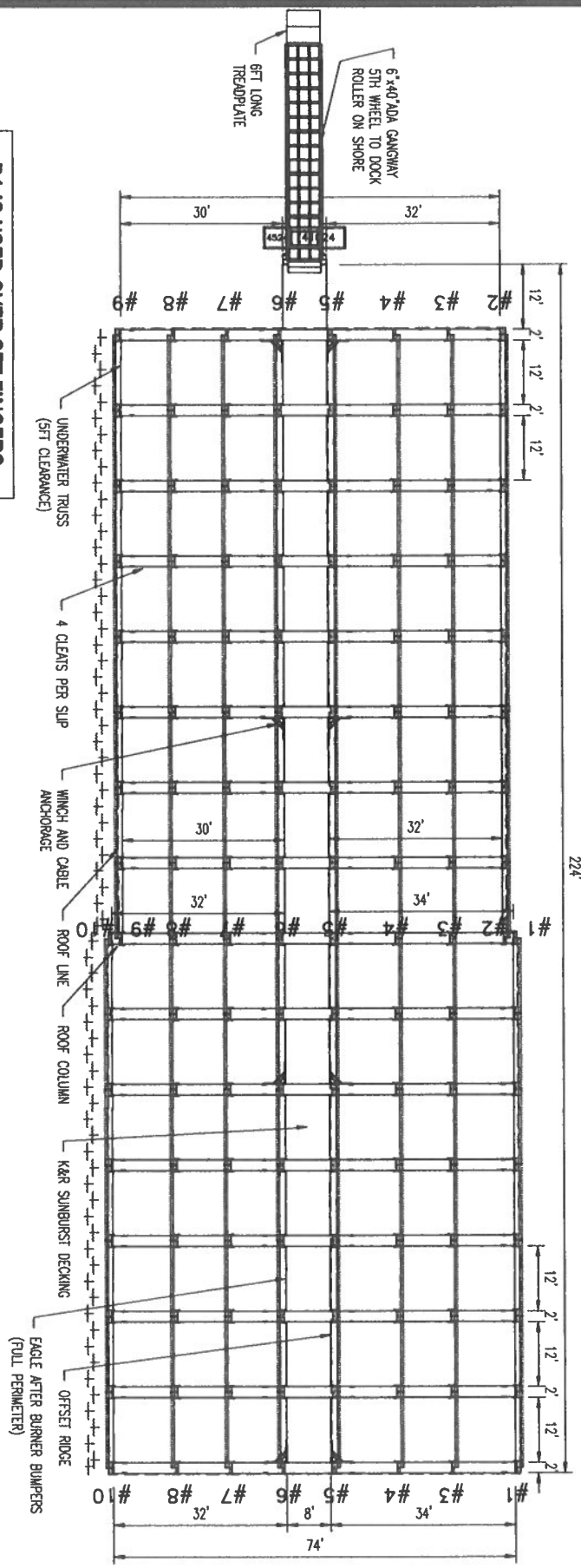
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 by Mokkaral
 Prakash
 Date: 2026.05.22
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No.	Revisions	Date

THE CLIFFS
POSSUM KINGDOM LAKE

Plan No. MDIP01302 Sheet 1 of 1
 Date: 9/9/26

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**P1 IS USED OVER 2FT FINGERS
P2 IS USED OVER 12FT WIDE SLIPS**

Block Data	
Preview	Count
Block Name	120
12FT SLIP PURLIN	130
2FT FINGER PURLIN	

PURLIN PLAN - 32 SLIP DOCK
PORT (8) 12'x32' COVERED SLIPS
(8) 12'x34' COVERED SLIPS
STARBOARD (8) 12'x30' COVERED SLIPS
(8) 12'x32' COVERED SLIPS



Mokkaral Prakash
 Digitally signed by Mokkaral Prakash
 Date: 2026.05.22
 a Prakash 01:39:32 -05'00'

No.	Revisions	Date

**THE CLIFFS
POSSUM KINGDOM LAKE**

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 HC 62 Box B1
 501 Industrial Dr.
 Eufaula, Oklahoma 74432 U.S.A.

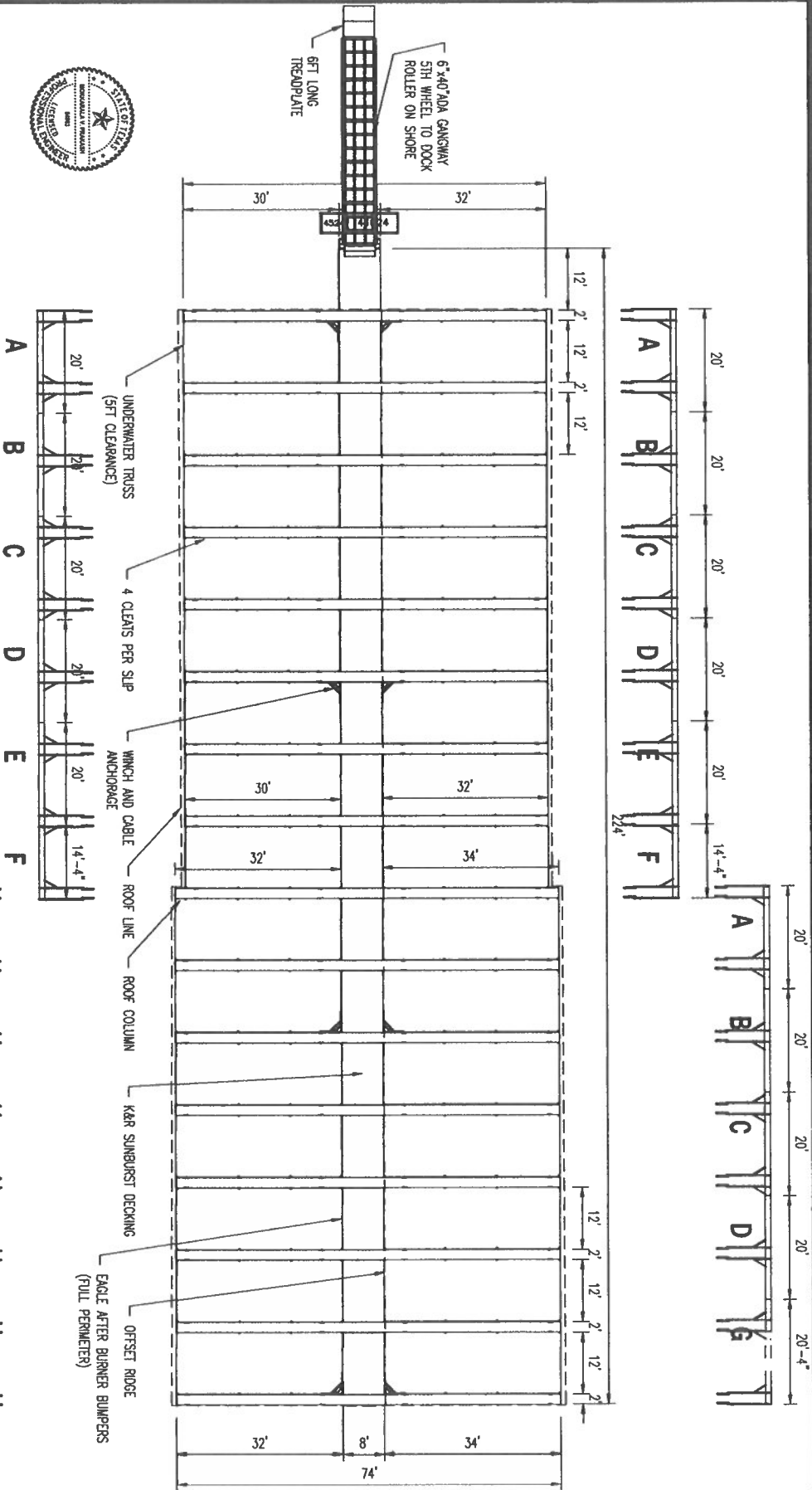
Plan No. MDIP0108
 Date: 9/9/26 Sheet 1 of 1

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 Mokkarala Prakash
 Date: 2026.05.22
 a Prakash 01:40:12 -05'00'

UWT PLAN - 32 SLIP DOCK
PORT (8) 12'x32' COVERED SLIPS
(8) 12'x34' COVERED SLIPS
STARBOARD (8) 12'x30' COVERED SLIPS
(8) 12'x32' COVERED SLIPS



SCALE 1"=200'-0" ON 11 x 17 PAPER

No.	Revisions	Date

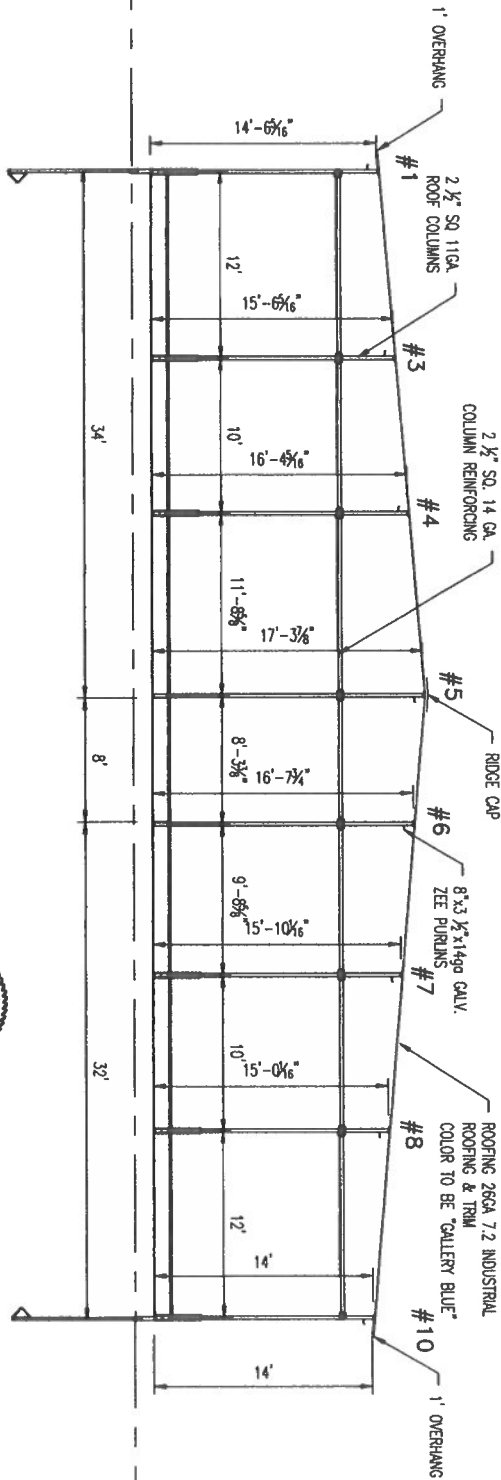
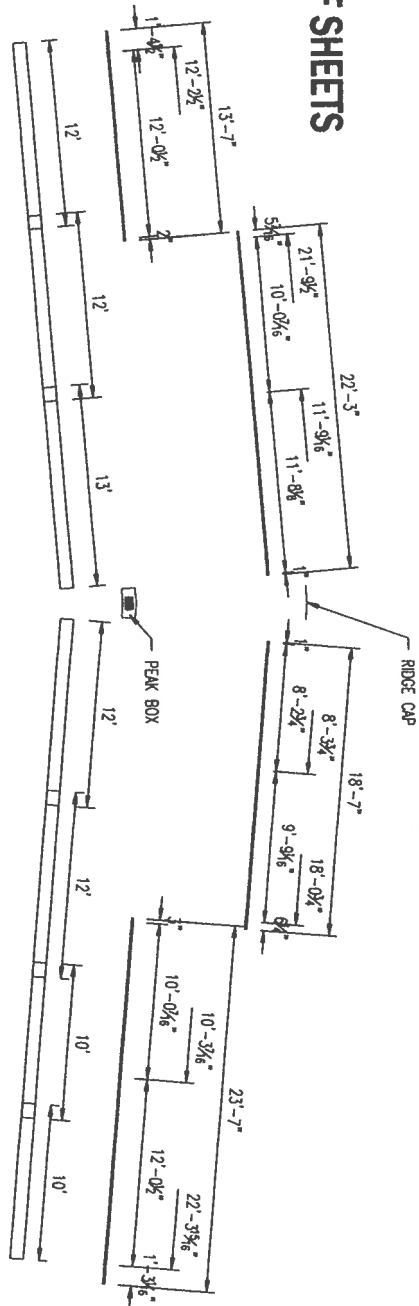
THE CLIFFS
POSSUM KINGDOM LAKE

Plan No. MDIP01302 Sheet 1 of 1
 Date: 9/9/25

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34 ROOF SHEETS



ELEVATION-OUT BOARD SLIPS



Mokkarala Prakash
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 Date: 2026.05.22 01:40:35 -05'00'

No.	Revisions	Date

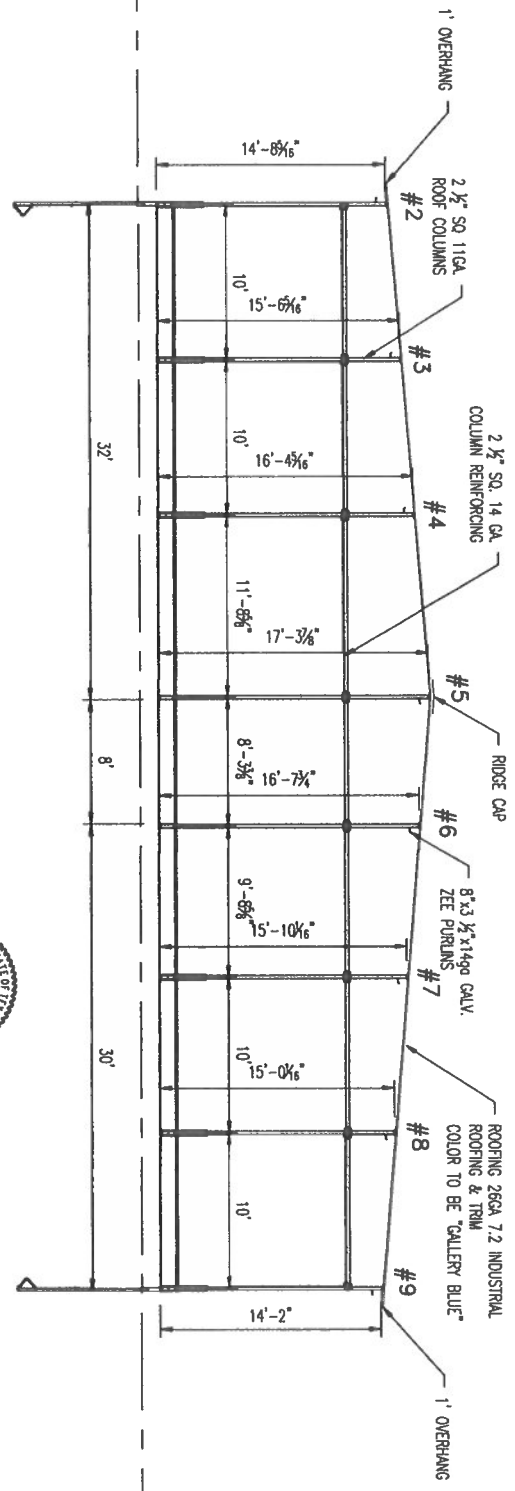
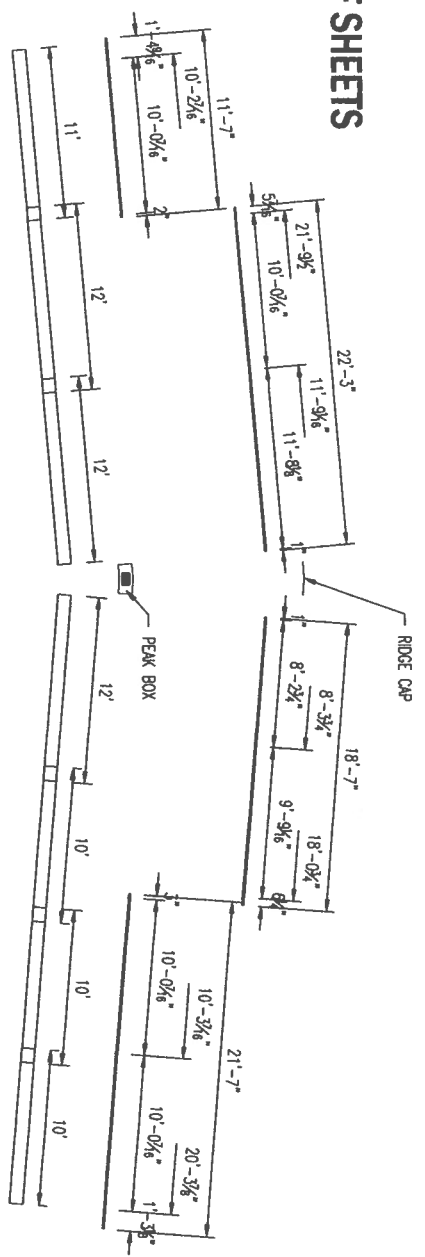
THE CLIFFS POSSUM KINGDOM LAKE

Plan No. MDIP018 Sheet 1 of 1
 Date: 9/9/25

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38 ROOF SHEETS



ELEVATION - IN BOARD SLIPS



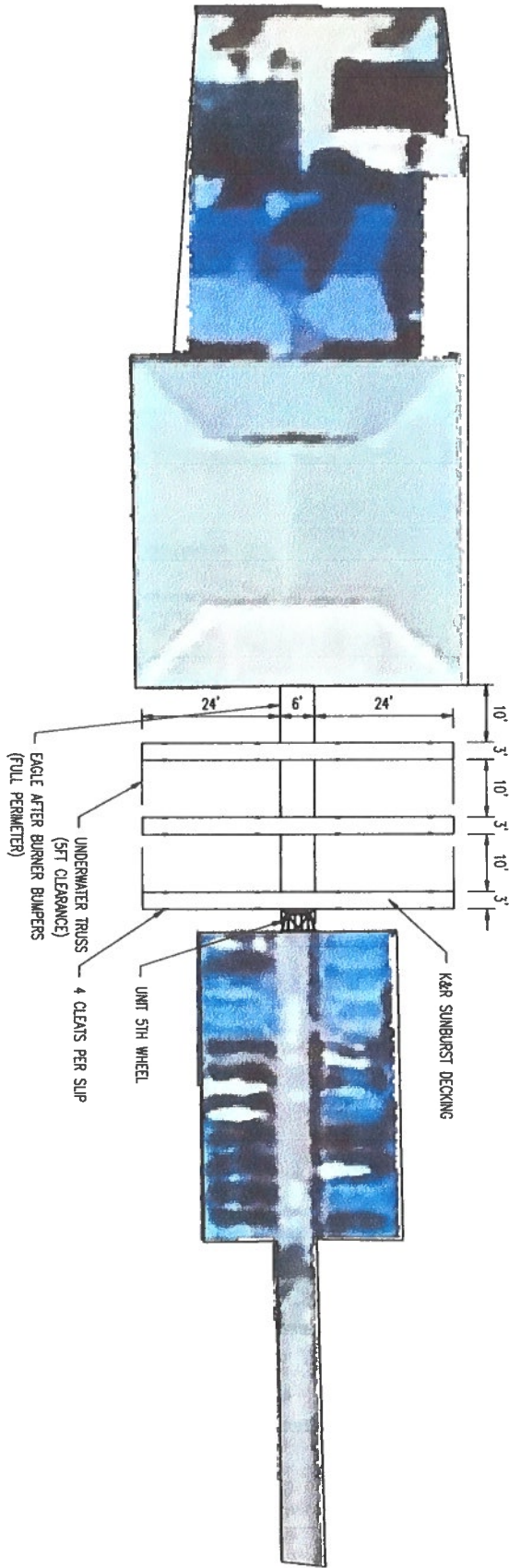
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 Date: 2026.05.22 01:40:59 -05'00'

No.	Revisions	Date

THE CLIFFS POSSUM KINGDOM LAKE

Plan No. MDIP015028 Sheet 1 of 1
 Date: 9/8/25

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 Eufaula, Oklahoma 74432 U.S.A.



PLAN VIEW - FUEL DOCK
(6) 10'x24' OPEN SLIPS
FOR CORPS OF ENGINEERS
APPROVAL NOT IN THIS CONTRACT



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 Prakash
 Date: 2026.05.22
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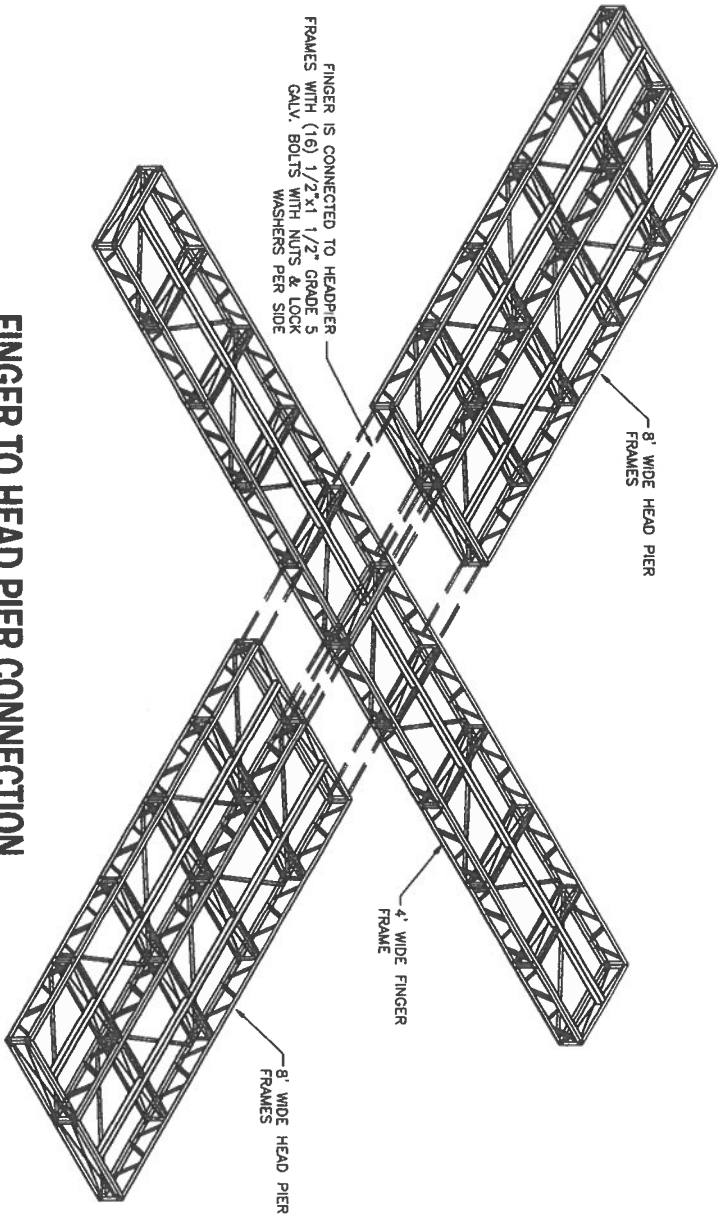
No.	Revisions	Date

THE CLIFFS
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Plan No. MDIP013022 Sheet 1 of 1
 Date: 9/9/25

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FINGER TO HEAD PIER CONNECTION



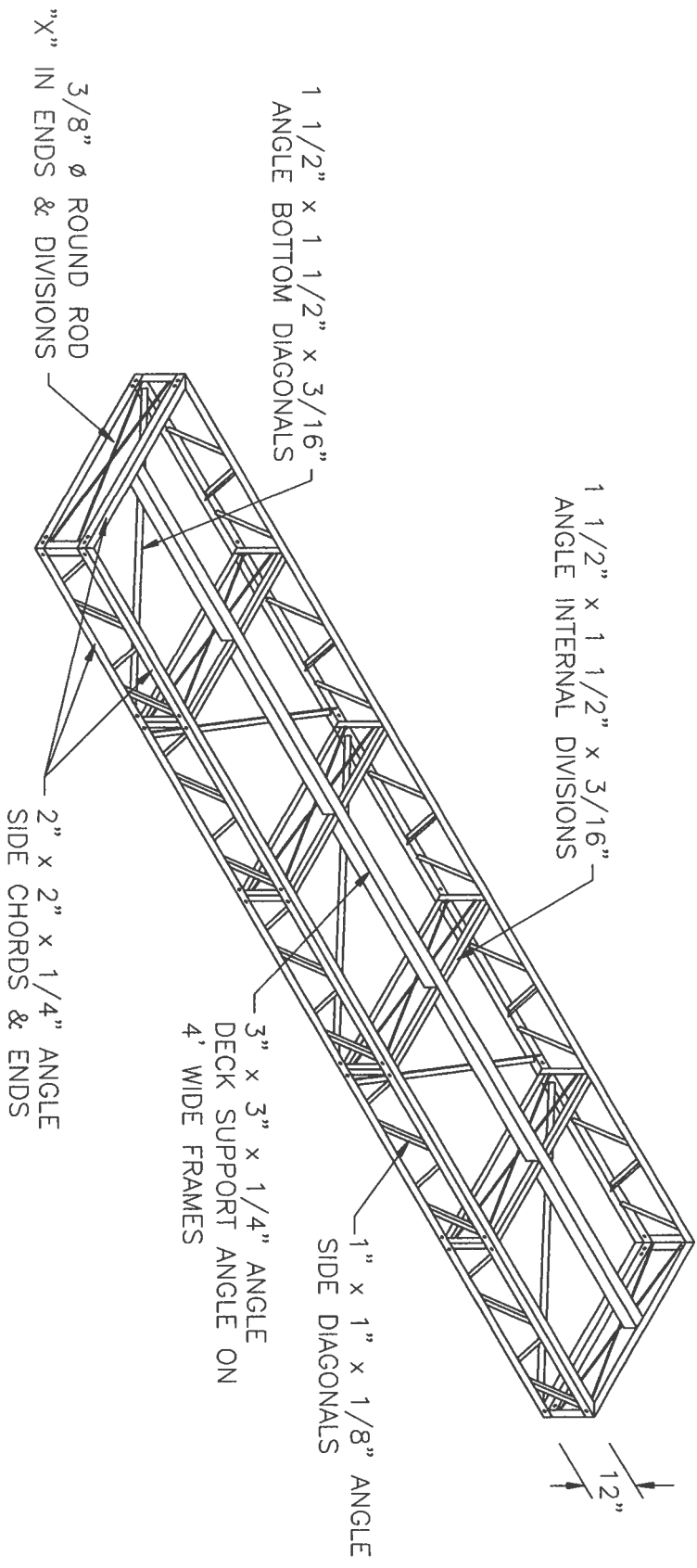
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 Date: 2026.05.22
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No.	Revisions	Date

THE CLIFFS
POSSUM KINGDOM LAKE

Date: 9/9/25 MDIP01322-1 of 1

MDI Marine Development, Inc.
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TYPICAL DOCK FRAME

(SHOWN 4' WIDE)

Mokkaral
a Prakash

Digitally signed by
Mokkarala Prakash
Date: 2026.05.22
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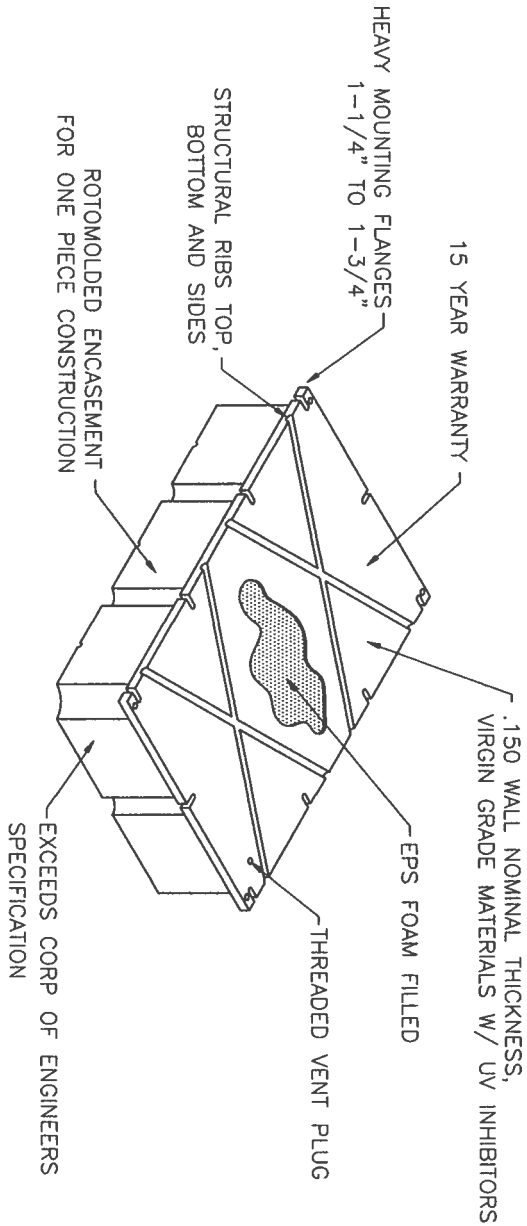
No.	Revisions	Date

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THE CLIFFS
POSSUM KINGDOM LAKE

Plan No. MDIPO13
Date: 9/9/26 MDIPO13 sheet 1 of 1

MDI Marine Development, Inc.
HC 82 Box B1
501 Industrial Dr.
Eufaula, Oklahoma 74432 U.S.A.



FLOAT DETAIL

Mokkaral
 Digitally signed by
 Mokkaral Prakash
 Date: 2026.05.22
 01:43:32 -05'00'



No.	Revisions	Date

THE CLIFFS
POSSUM KINGDOM LAKE

PIAN No. MDIP015 Sheet 1 of 1
 Date: 9/9/26

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