

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HOOD

That TEXLAN, INC., d/b/a DeCORDOVA BEND ESTATES (hereinafter referred to as Dedicator), is the owner of several tracts of real property in Hood County, Texas, including the lands specifically described in Exhibit "A" attached hereto and made a part hereof for all purposes, a map and plat of which is also attached hereto, and which plat is adopted by Dedicator as its plan for subdividing said tract described into the lots as shown thereon, as a part of "DeCORDOVA BEND ESTATES, PHASE I," and being:

Lots 110 to 146, inclusive;
Lots 157 to 170, inclusive;
Lots 193 to 204, inclusive;
Lots 223 to 249, inclusive.

WHEREAS, Dedicator desires to subdivide and plat said real property and other lands, in installments, from time to time, so as to orderly develop the same with areas for single family residences, areas for condominiums, areas for apartments, areas for commercial development, areas for marinas, and areas for recreational uses, with their allied facilities, and has caused the portion specifically described in Exhibit "A" to be subdivided and platted as Lots 110 to 146, inclusive; Lots 157 to 170, inclusive; Lots 193 to 204, inclusive; and Lots 223 to 249, inclusive, of DeCORDOVA BEND ESTATES, PHASE I, an Addition in Hood County, Texas, as shown by the plat attached hereto; and

WHEREAS, Dedicator desires to create and carry out an orderly plan for development, improvement and use of all the lots in DeCORDOVA BEND ESTATES, PHASE I, so as to provide for the preservation of the values and amenities in said development and the maintenance of the facilities thereof for the benefit of the present and future owners of said lots:

NOW, THEREFORE, TEXLAN, INC., d/b/a DeCORDOVA BEND ESTATES, declares that the property specifically described in Exhibit "A" designated as Lots 110 to 146, inclusive; Lots 157 to 170, inclusive; Lots 193 to 204, inclusive; and Lots 223 to 249, inclusive, of DeCORDOVA BEND ESTATES, PHASE I,

is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth, which shall be and are hereby made to run with the land.

EASEMENTS

Easements designated on said plat as "Private Ways" are to provide Dedicator, its successors and assigns, and the owners of the various lots of DeCordova Bend Estates with ingress and egress to the area and facilities thereof and are reserved as private ways, and no right of the public generally shall accrue in and to any of such ways. Dedicator reserves to itself, its successors and assigns, the right to convey said easements or rights therein to DeCORDOVA BEND ESTATES OWNERS ASSOCIATION, INC. (hereinafter referred to as "The Association"), to be retained by said Association for the benefit of the properties or dedication to the public as public ways and easements.

Those portions of lots below Elevation 696 adjoining DeCordova Bend Reservoir are subject to the easement in favor of the Brazos River Authority granted in conveyance dated January 5, 1968, executed by O. P. Leonard, Jr., et al. and recorded April 3, 1969 in Vol. 149, Page 345, Deed Records, Hood County, Texas.

DeCordova Bend Estates reserves to itself, its successors and assigns, an easement and right to construct and maintain in, over and across the easements and private ways shown on said plat, utilities of every kind, including sewers, water mains, gas mains, power and communication lines and all pipes, lines and other appurtenances in connection therewith. An easement 5 feet in width is hereby reserved along each side of each lot and along the side of each lot adjoining the "Private Ways" as may be necessary for the installation and maintenance of said utilities and lines.

RESTRICTIONS AND COVENANTS

The restrictions, covenants, charges and liens set out in the dedication of DeCORDOVA BEND ESTATES, PHASE I, dated the 23rd day of May, 1969,

and recorded in Volume 105, page 303, Deed Records of Hood County, Texas, are hereby adopted as restrictions, covenants, charges and liens, running with the land hereby dedicated, and such restrictions, charges, covenants, and liens are hereby incorporated as a part hereof, except that Paragraph 20 providing for the minimum floor area of dwellings for particular lots shall read as follows:

<u>Lots</u>	<u>Minimum Square Feet</u>
110 to 146, inclusive	1,200
157 to 170, inclusive	1,000
193 to 204, inclusive	1,000
223 to 249, inclusive	1,000

EXECUTED this the 31st day of October, 1969.

TEXLAN, INC., d/b/a
DeCORDOVA BEND ESTATES

BY *R. W. Leonard*
Vice-President

ATTEST:

James A. McMullen, III
Secretary

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared R. W. Leonard as Vice- President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TEXLAN, INC., d/b/a DeCORDOVA BEND ESTATES, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31st day of October, 1969.

Arthur Lee Smith
Notary Public in and for
Tarrant County, Texas

A tract of land out of the G. W. Long Survey, Abstract No. 328, Hood County, Texas, being a part of the tract of land conveyed to E. Y. Brown by deed recorded in Volume R, Page 252, Deed Records of Hood County, Texas, and being more particularly described as follows:
 BEGINNING at the northeast corner of Lot 2, Block 6, deCordova Bend Estates as previously recorded;
 THENCE with the north line of said Block 6, the following courses and distances, N 72° 42' W, 213.0 feet, N 53° 42' W, 85.5 feet to the southwest corner of a lot to be known as Lot 111, de Cordova Bend Estates;
 THENCE N 4° 52' E, with the west line of said Lot 111, 25.0 feet;
 THENCE with the following courses and distances, N 52° 05' W, 110.6 feet; N 85° 24' W, 99.5 feet to a point at elevation 693 (Brazos River Authority Datum) a point on the boundary of the de Cordova Bend Reservoir;
 THENCE with the meanders of said boundary line, the same being the elevation 693 contour line, southwesterly, northwesterly, southwesterly, southeasterly, and southwesterly, to the southwest corner of a lot to be known as Lot 146 de Cordova Bend Estates;
 THENCE N 26° 56' W, with the west line of said Lot 146, 314.4 feet;
 THENCE S 63° 04' W, 10.7 feet to the beginning of a curve whose center bears N 26° 56' W, 332.23 feet;
 THENCE N 26° 56' W, 60.0 feet;
 THENCE N 63° 04' E, 56.7 feet;
 THENCE N 26° 56' W, 170.0 feet;
 THENCE N 68° 18' E, 626.6 feet;
 THENCE N 43° 43' E, 610.1 feet;
 THENCE S 67° 54' E, 90.0 feet;
 THENCE N 22° 06' E, 235.0 feet to a point on a curve whose center bears N 0° 04' W, 755.47 feet
 THENCE northwesterly with said curve, through a central angle of 4° 31', 59.6 feet to the end of said curve;
 THENCE N 85° 43' W, 72.9 feet to the beginning of a curve whose center bears S 4° 17' W, 451.67 feet;
 THENCE northwesterly with said curve, through a central angle of 4° 45', 37.5 feet;
 THENCE S 1° 29' W, 94.3 feet;
 THENCE S 59° 41' W, 715.0 feet;
 THENCE S 70° 18' W, 386.6 feet;
 THENCE N 19° 25' W, 130.5 feet;
 THENCE S 70° 35' W, 50.8 feet to the beginning of a curve whose center bears N 19° 25' W, 571.14 feet;
 THENCE N 19° 25' W, 60.0 feet;
 THENCE N 70° 35' E, 73.4 feet;
 THENCE N 19° 25' W, 130.0 feet;
 THENCE N 69° 53' E, 270.0 feet;
 THENCE N 61° 15' E, 776.3 feet;
 THENCE N 80° 02' E, 157.2 feet;
 THENCE S 4° 38' W, 158.3 feet to a point on a curve whose center bears S 0° 22' W, 511.67 feet;
 THENCE southeasterly with said curve, through a central angle of 3° 55', 35.0 feet to the end of said curve;
 THENCE N 4° 17' E, 165.8 feet;
 THENCE N 80° 02' E, 284.3 feet;
 THENCE N 74° 50' E, 923.3 feet;
 THENCE S 18° 30' E, 189.5 feet to the beginning of a curve whose center bears S 18° 30' E, 604.19 feet;
 THENCE southeasterly with said curve through a central angle of 33° 54', 357.5 feet to the end of said curve;
 THENCE S 74° 36' W, 165.6 feet to the beginning of a curve whose center bears N 15° 24' E, 296.23 feet;
 THENCE northeasterly with said curve, through a central angle of 19° 23', 255.3 feet to the end of said curve;
 THENCE S 33° 59' E, 60.0 feet to the beginning of a curve whose center bears N 33° 59' W, 356.23 feet;
 THENCE southwesterly with said curve, through a central angle of 19° 54' for a distance of 123.5 feet;
 THENCE S 12° 59' E, 262.0 feet;
 THENCE S 77° 01' W, 60.0 feet to the place of beginning.

FILED FOR RECORD THIS THE 31 DAY OF Oct 1969 AT 11:30 A.M.
 RECORDED THIS 3 DAY OF Nov 1969, AT 1:45 P.M.
 BY: [Signature] DEPUTY COUNTY CLERK,
 HOOD COUNTY, TEXAS