

THE STATE OF TEXAS |
 |
COUNTY OF HOOD |

KNOW ALL MEN BY THESE PRESENTS:

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, UNITS X and XI**, and being:

Lots 554-612, inclusive, DeCordova Bend Estates, Unit X, and Lots 613-669, inclusive, DeCordova Bend Estates, Unit XI, J. H. Casper Survey, Abstract 137; Isaac N. Manly Survey, Abstract 404; J. Dansby Survey, Abstract 150; and J. W. Haynes Survey, Abstract 848, Hood County, Texas;

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 554-612, inclusive, DeCordova Bend Estates, Unit X, and Lots 613-669, inclusive, DeCordova Bend Estates, Unit XI, 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, UNITS X and XI**, 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 as Exhibit "A" designated as Lots 554-612, inclusive, DeCordova Bend Estates, Unit X, and Lots 613-669, inclusive, DeCordova Bend Estates, Unit XI, J. H. Casper Survey, Abstract

137; Isaac N. Manly Survey, Abstract 404; J. Dansby Survey, Abstract 150; and J. W. Haynes Survey, Abstract 848, Hood County, Texas, 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 Fairway Drive North, Fairway Drive, Fairway Court, Cimmaron Trail, Bandera Drive, Angelina Drive, Alamo Court and Largo Drive, hereinafter referred to 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.

Field Notes for dedication of Lots 554-612, Unit X, and Lots 613-669 and 672 and 673, Unit XI, DeCordova Bend Estates, Hood County, Texas.

All that certain lot, tract or parcel of land out of the J. H. Casper Survey, Abstract 137, the Isaac N. Manly Survey, Abstract 404, the J. Dansby Survey, Abstract 150, and the J. W. Haynes Survey, Abstract 848, all in Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point South 74 degrees 43 minutes West 2232-4/10 feet from the Northwest corner of Lot 468, DeCordova Bend Estates, Unit VI, according to the plat recorded in Volume _____, Page _____, Plat Records of Hood County, Texas;

THENCE South 65 degrees 49 minutes West 179-2/10 feet to the beginning of a curve to the left having a radius of 343-01/100 feet, and in a Southwesterly direction around the arc of said curve 526-6/10 feet to the end of said curve;

THENCE South 22 degrees 09 minutes East 199-2/10 feet to a point;

THENCE South 67 degrees 51 minutes West 60-0/10 feet to a point;

THENCE South 74 degrees 47 minutes West 273-9/10 feet to a point;

THENCE South 35 degrees 56 minutes West 232-8/10 feet to a point;

THENCE South 75 degrees 35 minutes West 185-4/10 feet to a point;

THENCE South 72 degrees 17 minutes West 109-2/10 feet to a point;

THENCE South 76 degrees 32 minutes East 28-0/10 feet to a point;

THENCE South 13 degrees 28 minutes West 115-0/10 feet to a point;

THENCE South 26 degrees 05 minutes East 157-3/10 feet to a point;

THENCE South 68 degrees 25 minutes West 175-0/10 feet to a point;

THENCE South 58 degrees 25 minutes West 60-0/10 feet to the beginning of a curve to the right having a radius of 509-04/100 feet, and in a Northwesterly direction around the arc of said curve 189-5/10 feet to a point;

THENCE South 79 degrees 26 minutes West 171-5/10 feet to a point in a fence along the East line of a road;

THENCE along the East line of said road and with a fence North 32 degrees 02 minutes West 527-0/10 feet, North 26 degrees 19 minutes West 475-3/10 feet, North 13 degrees 58 minutes East 203-5/10 feet, North 23 degrees 58 minutes East 789-5/10 feet, and North 3 degrees 02 minutes East 246-7/10 feet to a point;

THENCE departing from said road line and fence, North 87 degrees 43 minutes East 355-1/10 feet to a point in a curve to the right having a radius of 1166-26/100 feet, and in a Southeasterly direction around the arc of said curve 25-0/10 feet to the end of said curve;

THENCE North 85 degrees 31 minutes East 60-0/10 feet to the beginning of a curve to the left having a radius of 970-0/10 feet, and in a Southeasterly direction around the arc of said curve 35-0/10 feet to a point;

THENCE North 83 degrees 27 minutes East 185-0/10 feet to a point;

THENCE South 0 degrees 20 minutes East 250-1/10 feet to a point;

THENCE South 61 degrees 48 minutes East 118-1/10 feet to a point;

THENCE North 64 degrees 34 minutes East 43-0/10 feet to a point;

THENCE South 50 degrees 45 minutes East 142-2/10 feet to a point;

THENCE South 66 degrees 31 minutes East 50-0/10 feet to the beginning of a curve to the right having a radius of 361-39/100 feet, and in a Southwesterly direction around the arc of said curve 85-6/10 feet to a point;

THENCE South 60 degrees 49 minutes East 95-0/10 feet to a point;

THENCE North 68 degrees 32 minutes East 361-4/10 feet to a point;

THENCE South 24 degrees 11 minutes East 310-0/10 feet to the place of beginning.

EXHIBIT "A"

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 Vol. 150, 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 and any amendments and additions made thereto, 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> |
|-------------------------------------|----------------------------|
| Lots 554-612, inclusive, Unit X | 1,000 |
| Lots 613-669, inclusive, Unit XI | 1,000 |

EXECUTED this the 28th day of July, 1970.

ATTEST:

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


James A. McMullen, III, Secretary

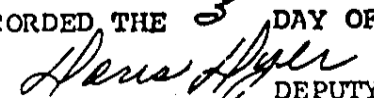
By 
Obie P. Leonard, Jr., President

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 Obie P. Leonard, Jr., as 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 28th day of July, 1970.


Notary Public, Tarrant County, Texas

FILED FOR RECORD THE 31 DAY OF July 1970 AT 10:00 A M.
RECORDED THE 3 DAY OF Aug 1970 AT 8:30 A M.
BY:  DEPUTY
BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS