

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), 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, UNIT XII, and being:

Lots 675-776, inclusive, DeCordova Bend Estates, Unit XII, Isaac N. Manly Survey, Abstract 404; J. W. Haynes Survey, Abstract 848; and William Blair Survey, Abstract 45, in 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 675-776, inclusive, DeCordova Bend Estates, Unit XII, 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, UNIT XII, 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 675-776, inclusive, DeCordova Bend Estates, Unit XII, Isaac N. Manly Survey, Abstract 404; J. W. Haynes Survey, Abstract 848; and William Blair Survey, Abstract 45, in 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 Cimmaron Trail, Seminole Drive, Bueno Drive, Nocona Drive, Nocona Court and Aztec Court, 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.

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,

Field notes for dedication of DeCordova Bend Estates, Unit XII, Hood County, Texas.

All that certain lot, tract or parcel of land out of the Isaac N. Manly Survey, Abstract 404, the J. W. Haynes Survey, Abstract 848, and the William Blair Survey, Abstract 45, all in Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot 635, DeCordova Bend Estates, Units X and XI, Hood County, Texas, according to the plat recorded in Volume\_\_\_\_, Page\_\_\_\_\_, Plat Records of Hood County, Texas, said point of beginning also being in the East line of a county road;

THENCE with the East and South lines of said county road North 3 degrees 02 minutes East 524-7/10 feet, North 28 degrees 54 minutes West 1189-3/10 feet, North 16 degrees 04 minutes East 72-1/10 feet, and North 61 degrees 29 minutes East 1518-5/10 feet to a point;

THENCE departing from said county road South 11 degrees 30 minutes East 172-7/10 feet to a point;

THENCE South 13 degrees 37 minutes East 60-0/10 feet to a point in a curve to the left having a radius of 655-24/100 feet, and in a Southwesterly direction around the arc of said curve 62-5/10 feet to a point;

THENCE South 18 degrees 37 minutes East 242-6/10 feet to a point;

THENCE South 38 degrees 07 minutes East 180-0/10 feet to a point;

THENCE South 46 degrees 36 minutes West 165-7/10 feet to a point;

THENCE South 45 degrees 51 minutes West 50-0/10 feet to a point;

THENCE South 24 degrees 05 minutes West 111-9/10 feet to a point;

THENCE South 17 degrees 58 minutes West 582-0/10 feet to a point;

THENCE South 9 degrees 46 minutes West 118-0/10 feet to a point;

THENCE South 1 degree 14 minutes East 842-0/10 feet to a point;

THENCE South 83 degrees 27 minutes West 185-0/10 feet to a point in a curve to the right having a radius of 970-0/10 feet, and in a Northerly direction around the arc of said curve 35-0/10 feet to the end of said curve;

THENCE South 85 degrees 31 minutes West 60-0/10 feet to the beginning of a curve to the left having a radius of 1166-26/100 feet, and in a Northerly direction around the arc of said curve 25-0/10 feet to a point;

THENCE South 87 degrees 43 minutes West 355-1/10 feet to the place of beginning.

## EXHIBIT "A"

FILED FOR RECORD THE 6 DAY OF Aug 1970 AT 3:30 P M.

RECORDED THE 11 DAY OF Aug 1970 AT 8:45 A M.

BY: *David Hoyer*  
DEPUTY

BRUCE PRICE, COUNTY CLERK  
HOOD COUNTY, TEXAS