

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, UNIT XIII, and being:

Lots 469-474, inclusive; Lots 777-838, inclusive;
Lots 843-857, inclusive; and Lot 896, DeCordova
Bend Estates, Unit XIII, A. Farris Survey,
Abstract 179, 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 469-474, inclusive, Lots 777-838, inclusive, Lots 843-857, inclusive, and Lot 896, DeCordova Bend Estates, Unit XIII, 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 XIII, 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 469-474, inclusive, Lots 777-838, inclusive, Lots 843-857, inclusive,

and Lot 896, DeCordova Bend Estates, Unit XIII, A. Farris Survey, Abstract 179, 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, Mojave Drive, Laramie Trail, Cimmaron Trail, Circo Drive and Pecos 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 easements 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

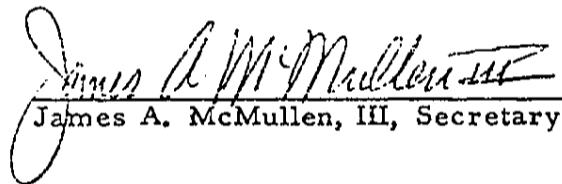
The restrictions, covenants, charges and liens set out in the dedication of DeCORDOVA BEND ESTATES, PHASE I, dated the 23rd day of May, 1969, and recorded in Vol. 150, Page 303, Deed Records of Hood County, Texas, are hereby adopted as restrictions, covenants, charges and liens, running with the land 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:

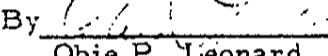
<u>Lots</u>	<u>Minimum Square Feet</u>
Lots 469-474, inclusive	1,000
Lots 777-836, inclusive	1,000
Lots 843-857, inclusive	1,000
Lot 896	1,000

EXECUTED this the 31st day of August, 1970.

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

ATTEST:



James A. McMullen, III, Secretary

By 
Obie P. Leonard, Jr., President

THE STATE OF TEXAS I
 I
COUNTY OF TARRANT I

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 31st day of August, 1970.


Notary Public, Tarrant County, Texas

Field Notes for Dedication of De Cordova Bend Estates, Unit XIII;

All that certain lot, tract, or parcel of land out of the A. Farris, Abstract 179; J. Dansby, Abstract 150; and J. W. Haynes, Abstract 848 Surveys, all in Hood County, Texas; being more particularly described by metes and bounds as follows:

BEGINNING at the most Northerly Northwest corner of Lot 544, De Cordova Bend Estates, Unit VIII, as recorded in Volume 159, Page 211, Plat Records, Hood County, Texas;

THENCE South 55 degrees 19 minutes West 150-8/10 feet to a point in the curved North R.O.W. of Cimmaron Trail, as previously dedicated in said Unit VIII;

THENCE Westerly with the arc of said curved North R.O.W. line having a radius of 782-60/100 feet a distance of 88-4/10 feet to a point;

THENCE South 20 degrees 50 minutes West 60-0/10 feet to a point in the curved South R.O.W. of Cimmaron Trail as previously dedicated;

THENCE along said curve to the right with a radius of 722-60/100 feet, 137-0/10 feet in a Southeasterly direction to the end of said curve;

THENCE South 58 degrees 18 minutes East 63-0/10 feet to the intersection of the Southwest R.O.W. of Cimmaron Trail with the Northwest R.O.W. of Laramie Trail as previously dedicated;

THENCE with the Northwest R.O.W. of Laramie Trail South 43 degrees 37 minutes West 347-7/10 feet to the beginning of a curve to the left having a radius of 637-11/100 feet and with the arc of said curve 52-3/10 feet in a Southwesterly direction to the intersection of the curved Northwest R.O.W. of Laramie Trail and the Northeast R.O.W. of Mojave Drive as previously dedicated;

THENCE with said Mojave Drive R.O.W. North 57 degrees 52 minutes West 6-7/10 feet to the beginning of a curve to the left having a radius of 354-44/100 feet and along the arc of said curve in a Northwesterly direction 200-0/10 feet to a point;

THENCE South 0 degrees 12 minutes East, at 50-0/10 feet pass the North corner of Lot 375, in all 155-0/10 feet to the West corner of Lot 375 De Cordova Bend Estates, Unit VII, as recorded in Volume 157, Page 429, Plat Records, Hood County, Texas;

THENCE South 48 degrees 41 minutes West 128-9/10 feet to the West corner of Lot 374 and the Northeast corner of Lot 367, said Unit VII;

THENCE South 84 degrees 01 minutes West 241-0/10 feet to a point in the North line of Lot 366, said Unit VII;

THENCE South 68 degrees 56 minutes West 288-1/10 feet to the West corner of Lot 365, said Unit VII;

THENCE South 83 degrees 42 minutes West 457-4/10 feet to a point;

THENCE South 89 degrees 10 minutes West 181-3/10 feet to a point in the curved East R.O.W. line of Mojave Drive;

THENCE Southerly with the arc of said curve to the left having a radius of 107-31/100 feet, 55-0/10 feet to the end of said curve;

THENCE South 23 degrees 13 minutes East 46-8/10 feet to a point in the curved North R.O.W. line of Fairway Drive;

THENCE Easterly with the arc of a curve to the right having a radius of 275-41/100 feet and along the North and Northeast R.O.W. of Fairway Drive, in all 172-3/10 feet to the end of the curve and South 72 degrees 09 minutes East 105-5/10 feet to the beginning of a curve to the right having a radius of 253-29/100 feet and along the arc of said curve 113-3/10 feet in a Southeasterly direction to a point;

THENCE departing from said R.O.W. North 87 degrees 21 minutes East 118-2/10 feet to a point;

THENCE North 80 degrees 21 minutes East 109-3/10 feet to a point;

THENCE South 17 degrees 42 minutes East 245-0/10 feet to a point, said point being the Northeast corner of Lot 460, De Cordova Bend Estates, Unit VI, as recorded in Volume _____, Page _____, Plat Records, Hood County, Texas;

THENCE with the North line of said lot, South 70 degrees 04 minutes West 170-6/10 feet to the Northwest corner of said Lot 460 and a point in the Northeast R.O.W. of Fairway Drive as previously dedicated;

THENCE South 66 degrees 06 minutes West 60-0/10 feet to a point in the Southwest R.O.W. of said Fairway Drive;

THENCE with said R.O.W. line as previously dedicated, South 23 degrees 54 minutes East 50-77/100 feet to the Northeast corner of Lot 545, of said Unit VI;

THENCE with the North line of Lot 545, South 66 degrees 06 minutes West 155-0/10 feet to the Northwest corner thereof;

THENCE North 21 degrees 22 minutes West 90-1/10 feet to a point;

THENCE North 34 degrees 52 minutes West 467-7/10 feet to a point in the curved South R.O.W. line of Fairway Drive;

EXHIBIT "A"

THENCE Westerly along said R.O.W. and with a curve to the left having a radius of $215\text{-}41/100$ feet, an arc distance of $157\text{-}35/100$ feet to the end of the curve;

THENCE North 36 degrees 08 minutes West $60\text{-}0/10$ feet to a point in the curved North R.O.W. line of Fairway Drive;

THENCE Easterly along the arc of said curve to the right, having a radius of $275\text{-}41/100$ feet, $37\text{-}1/10$ feet to a point in the West R.O.W. line of Mojave Drive;

THENCE with said R.O.W., North 23 degrees 13 minutes West $46\text{-}9/10$ feet to the beginning of a curve to the right with a radius of $157\text{-}31/100$ feet and along the arc of said curve $133\text{-}4/10$ feet in a Northerly direction to a point;

THENCE departing from said R.O.W. North 62 degrees 35 minutes West $101\text{-}8/10$ feet to a point.

THENCE North 0 degrees 52 minutes East $732\text{-}3/10$ feet to a point;

THENCE North 4 degrees 52 minutes East $612\text{-}1/10$ feet to a point;

THENCE North 14 degrees 30 minutes West $35\text{-}0/10$ feet to a point;

THENCE North 83 degrees 00 minutes East $35\text{-}0/10$ feet to a point;

THENCE North 33 degrees 00 minutes East at $155\text{-}0/10$ feet the Northeast corner of Lot 838, in all $215\text{-}0/10$ feet to a point in the curved East R.O.W. of Cimmaron Trail;

THENCE Southeasterly along the arc of a curve to the right having a radius of $732\text{-}22/100$ feet, $53\text{-}2/10$ feet to a point;

THENCE North 37 degrees 10 minutes East $124\text{-}3/10$ feet to a point;

THENCE South 71 degrees 30 minutes East $118\text{-}2/10$ feet to a point;

THENCE South 42 degrees 06 minutes East $207\text{-}2/10$ feet to a point;

THENCE South 47 degrees 15 minutes East $184\text{-}8/10$ feet to a point;

THENCE South 73 degrees 07 minutes East $170\text{-}3/10$ feet to a point;

THENCE North 80 degrees 43 minutes East $174\text{-}5/10$ feet to a point;

THENCE North 82 degrees 30 minutes East $50\text{-}0/10$ feet to a point;

THENCE North 76 degrees 00 minutes East $321\text{-}4/10$ feet to a point;

THENCE South 58 degrees 29 minutes East $169\text{-}8/10$ feet to a point in the curved West R.O.W. line of Circo Drive;

THENCE along the arc of said curve to the right with a radius of $202\text{-}79/100$ feet, $153\text{-}0/10$ feet in a Northeasterly direction to the end of the curve.

THENCE South 14 degrees 30 minutes East, at $50\text{-}0/10$ feet the North corner of Lot 856, in all $145\text{-}0/10$ feet to a point;

THENCE North 39 degrees 30 minutes East $120\text{-}0/10$ feet to a point;

THENCE South 59 degrees 36 minutes East $71\text{-}6/10$ feet to the Place of Beginning.

FILED FOR RECORD THE 9 DAY OF *Sept* 1970 AT 11:45 A.M.

RECORDED THE 9 DAY OF *Sept* 1970 AT 1:30 P.M.

BY:

David L. Lyles
DEPUTY

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS