

THE STATE OF TEXAS |
 | KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HOOD |

That TEXLAN, INC., d/b/a DeCORDOVA BEND ESTATES (herein-
after 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 sub-
dividing said tract described into the lots as shown thereon, as a part of DeCORDOVA
BEND ESTATES, UNIT XIV, and being:

Lots 860-895, inclusive, and Lots 896-924,
inclusive, DeCordova Bend Estates, Unit XIV,
J. Dansby Survey, Abstract 150, J. W. Haynes
Survey, Abstract 848, and William Blair Survey,
Abstract 45, 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 as Lots 860-895, inclusive, and Lots 896-924, inclusive, DeCordova Bend
Estates, Unit XIV, 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 XIV, so as to provide for the preservation of the values and ameni-
ties 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" desig-
nated as Lots 860-895, inclusive, and Lots 896-924, inclusive, DeCordova Bend
Estates, Unit XIV, J. Dansby Survey, Abstract 150, J. W. Haynes Survey,

Abstract 848, and William Blair Survey, Abstract 45, 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 Largo Drive, Tahoka Drive and Nocona 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 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

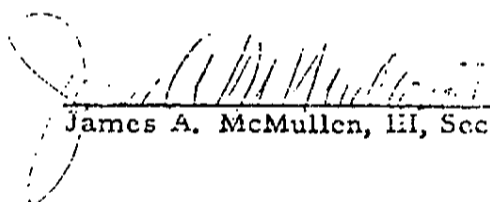
The restrictions, covenants, charges and liens set out in the dedication of DeCORDOVA BEND ESTATES, PHASE I, dated the 23rd day of May, 1969, and recorded in Vol. 150, Page 303, Deed Records of Hood County, Texas, are hereby adopted as restrictions, covenants, charges and liens, running with the land 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 860-895, inclusive	1,000
Lots 896-924, inclusive	1,000

EXECUTED this the 2nd day of September, 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 |
 |
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 2nd day of September, 1970.


Notary Public, Tarrant County, Texas

FIELD NOTES

Field notes for dedication of De Cordova Bend Estates, Unit XIV:

All that certain lot, tract or parcel of land out of the J. Dansby, Abstract 150; J. W. Haynes, Abstract 848; and William Blair, Abstract 45, Surveys, all in Hood County, Texas; being more particularly described by metes and bounds as follows:

BEGINNING at the most Southerly corner of Lot 776, De Cordova Bend Estates, Unit XII, as recorded in Volume _____, Page _____, Plat Records, Hood County, Texas, said corner also being in the curved North R.O.W. of Nocona Drive as previously dedicated;

THENCE along said curved R.O.W. with a radius of 1125-18/100 feet, whose center bears North 45 degrees 51 minutes East and with the arc of said curve to the left in a Southeasterly direction 100-0/10 feet;

THENCE departing from the North R.O.W. of Nocona Drive North 06 degrees 10 minutes East 299-0/100 feet to a point;

THENCE South 70 degrees 48 minutes East 182-0/10 feet to a point;

THENCE South 84 degrees 48 minutes East 222-0/10 feet to a point;

THENCE South 45 degrees 42 minutes East, crossing the line common to the Blair & Haynes Surveys, in all 375-0/10 feet to a point;

THENCE South 5 degrees 15 minutes West 75-0/10 feet to a point;

THENCE South 50 degrees 15 minutes West 187-0/10 feet to a point;

THENCE South 34 degrees 45 minutes West 185-0/10 feet to a point;

THENCE South 43 degrees 15 minutes West 355-1/10 feet to a point;

THENCE South 3 degrees 45 minutes East, crossing the line common to the Haynes & Dansby Surveys, in all 743-8/10 feet to a point;

THENCE South 64 degrees 22 minutes West 166-0/10 feet to a point;

THENCE South 55 degrees 22 minutes West 427-9/10 feet to a point;

THENCE North 52 degrees 30 minutes West 42-0/10 feet to a point in the East R.O.W. of Largo Drive;

THENCE South 23 degrees 29 minutes West 21-0/10 feet along said R.O.W. to a point;

THENCE North 66 degrees 31 minutes West 50-0/10 feet to a point in the West R.O.W. of Largo Drive, as previously dedicated, said point also being the most Easterly corner of Lot 646, De Cordova Bend Estates, Units X and XI, as recorded in Volume 160, Page 196, Plat Records, Hood County, Texas;

THENCE with said West R.O.W. North 23 degrees 29 minutes East re-crossing the line common to the Haynes & Dansby Surveys, in all 32-0/10 feet to a point;

THENCE departing from said R.O.W. North 52 degrees 30 minutes West 121-0/10 feet to a point;

THENCE North 36 degrees 00 minutes East 115-0/10 feet to a point;

THENCE North 8 degrees 50 minutes East 519-2/10 feet to a point;

THENCE North 6 degrees 14 minutes West 512-0/10 feet to a point;

THENCE North 0 degrees 30 minutes East re-crossing the line common to the Haynes & Blair Surveys, in all 625-2/10 feet to a point;

THENCE North 20 degrees 49 minutes East 85-0/10 feet to a point in the curved South R.O.W. of Nocona Drive;

THENCE with said curved R.O.W. having a radius of 1175-18/100 feet whose center bears North 41 degrees 29 minutes East and with the arc of said curve to the right in a Northwesterly direction 100-0/10 feet to a point, said point also being the most Easterly corner of Lot 696, De Cordova Bend Estates, Unit XII;

THENCE North 45 degrees 51 minutes East 50-0/10 feet to the Place of Beginning.

EXHIBIT "A"

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: Howe Lyles
DEPUTY

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS