

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 De-  
CORDOVA BEND ESTATES, UNIT XV, and being:

Lots 670 and 671; Lots 925 - 928, inclusive,  
and Lot 1000, DeCordova Bend Estates,  
Unit XV, J. H. Casper Survey, Abstract 137,  
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 670 and 671, Lots 925 -  
928, inclusive, and Lot 1000, DeCordova Bend Estates, Unit XV, 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 XV, 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., dba DeCORDOVA BEND  
ESTATES, declares that the property specifically described as Exhibit "A" desig-  
nated as Lots 670 and 671, Lots 925 - 968, inclusive, and Lot 1000, DeCordova  
Bend Estates, Unit XV, in the J. H. Casper Survey, Abstract 137, 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 West Fairway Drive, Comanche Drive, Angelina Drive, Fairway Drive and Del Rio 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 for 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 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 670 and 671	1,000
Lots 925-928, inclusive	1,000
Lot 1000	1,000

EXECUTED this the 24th day of September, 1970.

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

ATTEST:

James A. McMullen, III  
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 24th day of September, 1970.

Notary Public, Tarrant County, Texas

FIELD NOTES

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

All that certain lot, tract or parcel of land out of the J. H. Casper Survey, Abstract 137, Hood County, Texas, and being more particularly described by notes and bounds as follows:

BEGINNING at the Southwest corner of Lot 669, DeCordova Bend Estates, Unit XI, Hood County, Texas, according to the plat recorded in Volume 160, Page 196, Plat Records of Hood County, Texas;

THENCE with the South line of said Lot 669, North 79 degrees 26 minutes East 171-5/10 feet to the Southeast corner of said Lot 669, said corner being in a curve to the left having a radius of 509-04/100 feet;

THENCE in a Southerly direction around the arc of said curve 189-5/10 feet to the end of said curve;

THENCE North 58 degrees 25 minutes East 60-0/10 feet to the Southwest corner of Lot 673, DeCordova Bend Estates, Unit XI;

THENCE with the South line of said Lot 673, North 68 degrees 25 minutes East 175-0/10 feet to the Southeast corner of said Lot 673;

THENCE with the East line of Lots 673, 672 and 613, DeCordova Bend Estates, Unit XI, North 26 degrees 05 minutes West 157-3/10 feet, and North 13 degrees 28 minutes East, at 65-0/10 feet the Northeast corner of said Lot 613, in all 115-0/10 feet to a point;

THENCE North 76 degrees 32 minutes West 28-0/10 feet to the Southeast corner of Lot 668, DeCordova Bend Estates, Unit XI;

THENCE with the East line of said Lot 668, North 12 degrees 17 minutes East 109-2/10 feet to the Northeast corner of said Lot 668, and the Southwest corner of Lot 603, DeCordova Bend Estates, Unit X;

THENCE with the South line of Lots 603, 602, 601, 600, 599, 598, 597 and 596, DeCordova Bend Estates, Unit X, North 75 degrees 35 minutes East 185-4/10 feet, North 35 degrees 56 minutes East 232-8/10 feet, and North 74 degrees 47 minutes East 273-9/10 feet to the Southeast corner of said Lot 596, DeCordova Bend Estates, Unit X;

THENCE North 67 degrees 51 minutes East 60-0/10 feet to a point;

THENCE South 22 degrees 09 minutes East 303-8/10 feet to the beginning of a curve to the left having a radius of 326-64/100 feet, and in a Southeasterly direction around the arc of said curve 195-45/100 feet to the end of said curve;

THENCE South 56 degrees 26 minutes East 97-6/10 feet to the beginning of a curve to the left having a radius of 373-21/100 feet, and in a Southeasterly direction around the arc of said curve 47-8/10 feet to a point;

THENCE South 32 degrees 50 minutes West 60-0/10 feet to a point;

THENCE South 33 degrees 42 minutes West 105-4/10 feet to a point;

THENCE South 53 degrees 25 minutes West 226-0/10 feet to a point;

THENCE South 39 degrees 55 minutes West 210-0/10 feet to a point;

THENCE South 61 degrees 25 minutes West 116-0/10 feet to a point;

THENCE South 55 degrees 25 minutes West 385-0/10 feet to a point;

THENCE South 31 degrees 35 minutes East 20-5/10 feet to a point;

THENCE South 58 degrees 25 minutes West 213-6/10 feet to a point in the East line of a road;

THENCE with the East line of said road, North 31 degrees 35 minutes West 135-2/10 feet, North 33 degrees 22 minutes West 49-7/10 feet, North 40 degrees 22 minutes East 20-3/10 feet, and North 30 degrees 35 minutes West 615-7/10 feet to the place of beginning.

EXHIBIT "A"

FILED FOR RECORD OCTOBER 6, 1970 at 3:15 P. M.  
RECORDED OCTOBER 6, 1970 at 4:30 P. M.

*Paris Ayer*

DEPUTY

BRUCE PRICE, COUNTY CLERK  
HOOD COUNTY, TEXAS