

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 XVI, and being:

Lots 969-999, inclusive, and Lots 1001-1005,  
inclusive, DeCordova Bend Estates, Unit XVI,  
J. W. Haynes Survey, Abstract 848, and J.  
Dansby Survey, Abstract 150, 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 969-999, inclusive,  
and Lots 1001-1005, inclusive, DeCordova Bend Estates, Unit XVI, 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 XVI, 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 969-999, inclusive, and Lots 1001-1005, inclusive, DeCordova Bend  
Estates, Unit XVI, in the J. W. Haynes Survey, Abstract 848, and the J. Dansby

Survey, Abstract 150, 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 and Viejo 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.

#### 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 969-999, inclusive	1,000
Lots 1001-1005, inclusive	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.  
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 24th day of September, 1970.

Notary Public, Tarrant County, Texas

Field notes for dedication of DE CORDOVA BEND ESTATES, Unit XVI.

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

BEGINNING at an iron pin in the Southeast corner of Lot 612, DE CORDOVA BEND ESTATES, UNITS X and XI, according to the plat recorded in Volume 160, Page 196, Plat Records of Hood County, Texas;

THENCE North 24 degrees 11 minutes West along the East lines of Lots 612 and 611 of said Units X and XI, in all 250-0/10 feet to the Northeast corner of Lot 611;

THENCE North 66 degrees 13 minutes East 334-0/10 feet to a steel rod;

THENCE North 3 degrees 29 minutes West crossing the line common to the Dansby and Haynes Surveys, in all 289-8/10 feet to a steel rod;

THENCE North 10 degrees 39 minutes East 389-6/10 feet to a steel rod;

THENCE North 25 degrees 55 minutes East 196-1/10 feet to a steel rod;

THENCE North 42 degrees 26 minutes East 289-9/10 feet to a steel rod;

THENCE North 31 degrees 34 minutes East 325-5/10 feet to a steel rod;

THENCE South 80 degrees 51 minutes East 140-0/10 feet to a steel rod;

THENCE South 1 degree 51 minutes East 260-0/10 feet to a steel rod;

THENCE South 14 degrees 39 minutes West 300-0/10 feet to a steel rod;

THENCE South 21 degrees 32 minutes West 98-3/10 feet to a steel rod;

THENCE South 14 degrees 41 minutes West 69-7/10 feet to a steel rod;

THENCE South 14 degrees 59 minutes West 65-3/10 feet to a steel rod;

THENCE South 1 degree 47 minutes East 67-3/10 feet to a steel rod;

THENCE South 13 degrees 47 minutes West 60-4/10 feet to a steel rod;

THENCE South 13 degrees 18 minutes West 60-4/10 feet to a steel rod;

THENCE South 9 degrees 53 minutes West 61-0/10 feet to a steel rod;

THENCE South 2 degrees 03 minutes East 61-0/10 feet to a steel rod at or near elevation 693 Brazos River Authority datum;

THENCE Southerly along or near elevation 693 Brazos River Authority Datum South 24 degrees 32 minutes West 73-2/10 feet to a steel rod and South 5 degrees 46 minutes East 65-4/10 feet to a steel rod and South 1 degree 31 minutes East 69-1/10 feet to a steel rod and South 11 degrees 46 minutes East 100-9/10 feet to a steel rod in the North line of FAIRWAY DRIVE;

THENCE departing from said elevation 693 along the North line of FAIRWAY DRIVE South 65 degrees 18 minutes West 7-5/10 feet to a point;

THENCE across FAIRWAY DRIVE South 24 degrees 42 minutes East 60-0/10 feet to a point in the South line thereof;

THENCE with the South line of FAIRWAY DRIVE South 65 degrees 18 minutes West 7-7/10 feet to a point and South 65 degrees 49 minutes West 648-5/10 feet to a point;

THENCE across FAIRWAY DRIVE North 24 degrees 11 minutes West 60-0/10 feet to the place of beginning.

## EXHIBIT "A"

FILED FOR RECORD THE 6 DAY OF Oct 1970 AT 3:15 P. M.

RECORDED THE 6 DAY OF Oct 1970 AT 4:30 P. M.

BY: *Dana Ayler* COUNTY CLERK  
HOOD COUNTY, TEXAS