

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

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 XVII, and being:

Lots 1006-1065, inclusive, DeCordova Bend
Estates, Unit XVII, A. Farris Survey,
Abstract 179, 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 1006-1065, inclusive,
DeCordova Bend Estates, Unit XVII, 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 XVII, 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 1006-1065, inclusive, DeCordova Bend Estates, Unit XVII, in the
A. Farris Survey, Abstract 179, Hood County, Texas, is and shall be held, trans-
ferred, sold, conveyed and occupied subject to the covenants, restrictions, ease-
ments, 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 Carrizo Drive, Hondo Drive, Cuero Drive and Circo 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 1006-1065, inclusive	1,000

EXECUTED this the 11th day of November, 1970.

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

ATTEST:

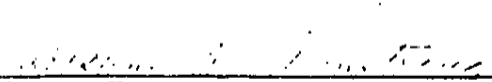
By 
Obie P. Leonard, Jr. President

James A. McMullen, III, Secretary

THE STATE OF TEXAS :
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COUNTY OF TARRANT :
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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 11th day of November, 1970.


Notary Public, Tarrant County, Texas

Field Notes for dedication of De Cordova Bend Estates UNIT XVII, Hood County, Texas.

BEGINNING at a steel rod in the West line of Carrizo Drive and the Northeast corner of Lot 1051, De Cordova Bend Estates Unit XIII, as recorded in the plat records of Hood County, Texas;

THENCE along the North line of said Unit XIII, South 80 degrees 43 minutes West 115-0/10 feet to a steel rod;

THENCE North 2 degrees 16 minutes East 136-6/10 feet to a steel rod in the curved South line of Hondo Drive;

THENCE Westerly along the arc of a curve to the right having a radius of 231-81/100 feet an arc distance of 29-9/10 feet to a point;

THENCE North 8 degrees 02 minutes East 50-0/10 feet to a steel rod;

THENCE North 4 degrees 32 minutes West 131-7/10 feet to a steel rod;

THENCE North 2 degrees 26 minutes East 491-0/10 feet to a steel rod;

THENCE South 70 degrees 44 minutes East 165-6/10 feet to a steel rod;

THENCE South 69 degrees 52 minutes East 142-0/10 feet to a steel rod;

THENCE North 36 degrees 22 minutes East 75-1/10 feet to a steel rod;

THENCE North 64 degrees 16 minutes East 375-0/10 feet to a steel rod;

THENCE North 82 degrees 52 minutes East 110-7/10 feet to a steel rod;

THENCE South 81 degrees 24 minutes East 129-0/10 feet to a steel rod in the West line of Circo Drive;

THENCE with the West line of Circo Drive North 8 degrees 36 minutes East 45-0/10 feet to a point;

THENCE South 81 degrees 24 minutes East 50-0/10 feet to a steel rod;

THENCE North 81 degrees 57 minutes East, at 257-9/10 feet to a steel rod on the West bank of Walnut Creek, in all 281-0/10 feet to a point in the center of Walnut Creek, said point also being the Northwest corner of Lot 501, De Cordova Bend Estates Unit VIII as recorded in the plat records of Hood County, Texas;

THENCE down the center of Walnut Creek and along the West line of said Unit VIII South 41 degrees 29 minutes West 164-7/10 feet and South 5 degrees 09 minutes East 120-4/10 feet and South 20 degrees 11 minutes East 120-1/10 feet, and South 24 degrees 16 minutes East 178-9/10 feet and, South 49 degrees

23 minutes East 215-3/10 feet and South 9 degrees 46 minutes East 106-3/10 feet, and South 28 degrees 01 minutes West 90-6/10 feet, and South 26 degrees 42 minutes West 90-9/10 feet, and South 50 degrees 17 minutes West 93-4/10 feet, and South 64 degrees 22 minutes West 103-4/10 feet, and South 88 degrees 27 minutes West 148-0/10 feet, and North 77 degrees 33 minutes West 89-3/10 feet to the North corner of Lot 544 of said Unit VIII and the Southeast corner of Lot 857, De Cordova Bend Estates Unit XIII according to the plat recorded in the plat records of Hood County, Texas;

THENCE with the North line of said Unit XIII North 59 degrees 36 minutes west 71-6/10 feet and South 89 degrees 30 minutes West 120-0/10 feet, and North 14 degrees 30 minutes West 145-0/10 feet to a point in the curved North line of Circo Drive, and Southwesterly along the arc of a curve to the left having a radius of 203-79/100 feet a distance of 153-0/10 feet to a steel rod, and North 58 degrees 29 minutes West 169-8/10 feet to a steel rod and South 76 degrees 00 minutes West 321-4/10 feet to a steel rod and South 62 degrees 30 minutes West 50-0/10 feet to the place of beginning.

EXHIBIT A

FILED FOR RECORD THE 17 DAY OF Nov 1970 AT 9:45 A M.

RECORDED THE 20 DAY OF Nov. 1970 AT 1:00 P M.

BY: David Ayer
DEPUTY

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS