

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 (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 XVIII, and being:

Lots 1066-1087, inclusive, and Lots 1092-1117, inclusive, DeCordova Bend Estates, Unit XVIII, J. H. Casper Survey, Abstract 137; J. Dansby Survey, Abstract 150; and George W. Lang Survey, Abstract 328, 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 1066-1087, inclusive, and Lots 1092-1117, inclusive, DeCordova Bend Estates, Unit XVIII, 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 XVIII, so as to provide for the preservation of the values and amenities in said development and 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 1066-1087, inclusive, and Lots 1092-1117, inclusive, DeCordova Bend Estates, Unit XVIII, J. H. Casper Survey, Abstract 137; J. Dansby Survey,

Abstract 150; and George W. Lang Survey, Abstract 328, 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 South, Agua Court and Brazos 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

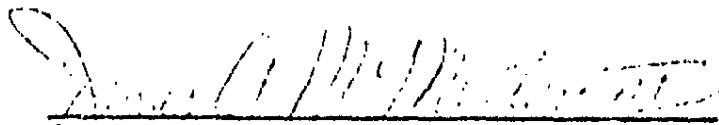
The restrictions, covenants, charges and liens set out in the dedication of DeCORDOVA BEND ESTATES, PHASE I, dated the 23rd day of May, 1969, and recorded in Vol. 150, Page 303, Deed Records of Hood County, Texas, are hereby adopted as restrictions, covenants, charges and liens, running with the land 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 1092-1114, inclusive	1,200
Lots 1066-1087, inclusive	1,000
Lots 1115-1117, inclusive	1,000

EXECUTED this the 20th day of November, 1970.

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

ATTEST:

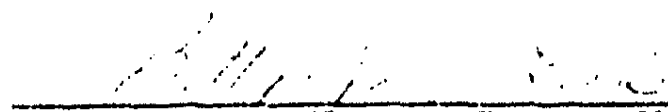
  
James A. McMullen, III, Secretary

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 20th day of November, 1970.

  
Notary Public, Tarrant County, Texas

FIELD NOTES

Field notes for dedication of DE CORDOVA BEND ESTATES UNIT EIGHTEEN, in the J.H. Casper, Abstract 137, J. Dansby, Abstract 150 and George W. Lang Abstract 328, Surveys in Hood County, Texas, being more particularly described by metes and bounds as follows;

BEGINNING at a point in the West line of Fairway Drive, said point of beginning being South 59 degrees 50 minutes East 354-0/10 feet and South 62 degrees 30 minutes East 279-2/10 feet from the Southeast corner of LOT 968 in DE CORDOVA BEND ESTATES, UNIT FIFTEEN, according to the plat as recorded in the plat records of Hood County, Texas;

THENCE North 27 degrees 30 minutes East, at 60-0/10 feet the East line of Fairway Drive, in all 325-6/10 feet to elevation 693-0/10 Brazos River Authority Datum and the shore of LAKE GRANBURY;

THENCE Southeasterly and Southwesterly along the meanders of the contour, and with said elevation 693-0/10 feet, crossing the line common to the Dansby and Lang Surveys, approximately 2564-7/10 feet to a steel rod set for the Southwest corner of LOT 1114 as platted herein;

THENCE, departing from elevation 693-0/10, North 2 degrees 45 minutes West 364-7/10 feet to a steel rod;

THENCE North 49 degrees 24 minutes West crossing the line common to the Lang and Casper Surveys, 121-2/10 feet to a steel rod in the curved Southeast line of Fairway Drive;

THENCE with said South line in a Southwesterly direction along the arc of a curve to the left having a radius of 7306-66/100 feet to a steel rod at the point of tangency for said curve;

THENCE North 44 degrees 49 minutes West 60-0/00 feet to a steel rod in the Northwest line of Fairway Drive;

THENCE with said Northwest line of Fairway Drive in a Northeasterly direction with a curve to the right having a radius of 7360-66/100 feet 850-7/10 feet to a steel rod at the point of tangency of the curve and North 51 degree 48 minutes East, crossing the line common to the Casper and Dansby Surveys, 80-0/10 feet to a steel rod at the beginning of a curve to the left having a radius of 153-90/100 feet and Northerly around the arc of the curve 307-1/10 feet to a steel rod at the point of tangency of said curve and North 62 degrees 30 minutes West 76-0/10 feet to the place of beginning.

FILED FOR RECORDS THE 19 DAY OF Jan 1971 AT 11:15 A.M.  
RECORDED THE 20 DAY OF Jan 1971 AT 8:15 A.M.  
BY: *Gene Hyer* CLERK OF COURTS, HOOD COUNTY, TEXAS