

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

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 XIX, and being:

Lots 1118-1173, inclusive, DeCordova Bend
Estates, Unit XIX, 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 1118-1173, inclusive, DeCordova Bend Estates, Unit XIX, 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 XIX, 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 1118-1173, inclusive, DeCordova Bend Estates, Unit XIX, A. Farris Survey, Abstract 179, 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 Hondo Drive, Circo Drive and Carrizo 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

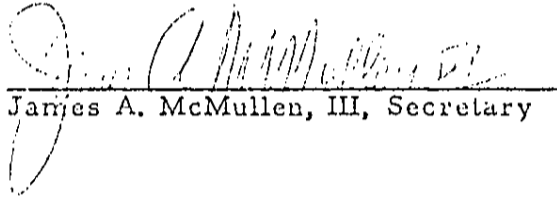
dedicated, and such restrictions, charges, covenants, and liens and any amend-
ments and additions made thereto, are hereby incorporated as a part hereof,
except that Paragraph 20 providing for the minimum floor area of dwellings for
particular lots shall read as follows:

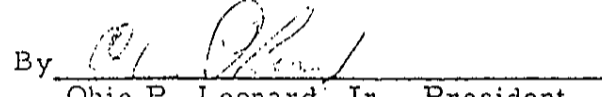
<u>Lots</u>	<u>Minimum Square Feet</u>
Lots 1118-1173, inclusive	1,000

EXECUTED this the 23rd day of January, A. D. 1971.

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

ATTEST:

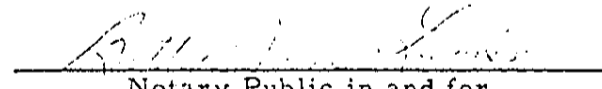

James A. McMullen, III, Secretary

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 fore-
going 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 consider-
ation therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23rd day
of January, 1971.


Notary Public in and for
Tarrant County, Texas

Field Notes for dedication of DE CORDOVA BEND ESTATES, UNIT XIX.

All that certain lot, tract or parcel of land in the A. Farris Survey, Abstract 179, Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a steel rod in the center of Walnut Creek, said point being the Northeast corner of lot 1018, DE CORDOVA BEND ESTATES, UNIT XVII, as recorded in Volume 163, Page 11, Plat Records, Hood County, Texas;

THENCE along the North and West boundary of said UNIT XVII the following bearings and distances:

South 81 degrees 57 minutes West 281-0/10 feet,
 North 81 degrees 24 minutes West 50-0/10 feet,
 South 81 degrees 36 minutes West 45-0/10 feet,
 North 81 degrees 24 minutes West 129-0/10 feet,
 South 82 degrees 52 minutes West 110-7/10 feet,
 South 64 degrees 16 minutes West 375-0/10 feet,
 South 36 degrees 22 minutes West 75-1/10 feet,
 North 69 degrees 52 minutes West 142-0/10 feet,
 North 70 degrees 44 minutes West 165-6/10 feet,
 South 2 degrees 26 minutes West 491-0/10 feet,
 South 4 degrees 32 minutes East 131-7/10 feet,

and South 8 degrees 02 minutes West 50-0/10 feet to a point in the curved South line of Hondo Drive as previously dedicated in said Unit XVII;

THENCE continuing with said curved R.O.W. with a curve to the right having a radius of 231-81/100 feet and in a Northwesterly direction 356-8/10 feet to the end of said curve;

THENCE North 6 degrees 14 minutes East 254-7/10 feet to the beginning of a curve to the left having a radius of 460-60/100 feet and along the arc of the curve 288-0/10 feet to the end of said curve;

THENCE North 29 degrees 36 minutes West 5-0/10 feet to a steel rod;

THENCE South 60 degrees 24 minutes West 6-6/10 feet to a steel rod;

THENCE North 30 degrees 19 minutes West 50-0/10 feet to a steel rod;

THENCE North 30 degrees 02 minutes West 158-1/10 feet to a fence post; said point being in the South line of that certain tract conveyed to Graham C. McEachin by deed recorded in Volume 97, Page 624, Deed Records, Hood County, Texas; said point also being on the line common to the A. Farris and William H. Cathey Surveys;

THENCE with said McEachin South line North 60 degrees 07 minutes East 1305-4/10 feet to a fence post; said point being the Southeast corner of the William Cathey Survey, and the West corner of that certain tract conveyed to Billy C. James, et ux by deed recorded in Volume 124, Pages 312-314, Deed Records, Hood County, Texas;

THENCE with the West line of said James tract South 32 degrees 02 minutes East 836-7/10 feet to a fence post said point being the Southwest corner thereof on the Northwest bank of Walnut Creek; said fence post being the West corner of lot 500 DE CORDOVA BEND ESTATES UNIT XVII, as recorded in Volume 1, Page 43, Plat Records, Hood County, Texas;

THENCE South 29 degrees 18 minutes East 47-3/10 feet to the place of beginning; said point being the Southwest corner of said lot 500.

FILED FOR RECORD THE 29 DAY OF Jan 1971 AT 10:45 AM.

RECORDED THE 29 DAY OF Jan 1971 AT 1:30 P.M.

BY: Doris Tyler DEPUTY BRUCE PRICE, COUNTY CLERK
 HOOD COUNTY, TEXAS