

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 XX, and being:

Lots 1174-1213, inclusive, DeCordova Bend
Estates, Unit XX, A. Farris Survey, Abstract
179, and J. W. Haynes Survey, Abstract 848,
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 specific-
ally described in Exhibit "A" to be subdivided and platted as Lots 1174-1213, inclu-
sive, DeCordova Bend Estates, Unit XX, 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 XX, so as to provide for the preservation of the values and
amenities of 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" desig-
nated as Lots 1174-1213, inclusive, DeCordova Bend Estates, Unit XX, A. Farris
Survey, Abstract 179, and J. W. Haynes Survey, Abstract 848, 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 Cimmaron Trail, Circo Drive and Hondo 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 1174-1213, inclusive	1,000

EXECUTED this the 24th day of March, A. D. 1971.

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

ATTEST:

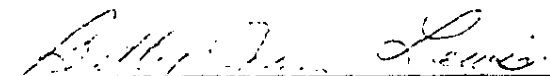

James A. McMullen, III, Secretary

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 24th day
of March, 1971.


Notary Public in and for
Tarrant County, Texas

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

All that certain lot, tract, or parcel of land out of the A. Farris, Abstract 179; and J.W. Haynes, Abstract 848 Surveys, Hood County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin, said point being the Southwest corner of that certain tract conveyed to Graham C. McEachin by deed recorded in Volume 97, Page 624, Deed Records, Hood County, Texas;

THENCE with the South line of said McEachin tract North 59 degrees 38 minutes East 1,323-9/10 feet to a fence post; said point being the Northwest corner of lot 1173, DE CORDOVA BEND ESTATES, UNIT XIX, by plat recorded in Volume 1, Page 67, Plat Records, Hood County, Texas;

THENCE South 30 degrees 02 minutes East 158-1/10 feet to a steel rod;

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

THENCE North 60 degrees 24 minutes East 6-6/10 feet to a steel rod;

THENCE South 29 degrees 36 minutes East 5-0/10 feet to a steel rod, said point being the beginning of a curve to the right having a radius of 460-60/100 feet and along the arc of the curve in a Southerly direction 288-0/10 feet to the end of said curve;

THENCE South 6 degrees 14 minutes West 254-7/10 feet to a steel rod and the beginning of a curve to the left having a radius of 231-81/100 feet and along the arc of the curve in a Southeasterly direction 386-7/10 feet to a steel rod; said point being the Northwest corner of lot 1051 DE CORDOVA BEND ESTATES, UNIT XVII, as recorded in Volume 1, Page 63, Plat Records, Hood County, Texas;

THENCE South 2 degrees 16 minutes West 136-6/10 feet to a steel rod; said point being the Southwest corner of said lot 1051 and a point in the North line of lot 850, DE CORDOVA BEND ESTATES, UNIT XIII, as recorded in Volume 1, Page 55, Plat Records, Hood County, Texas;

THENCE with the North and Northeast boundary of said UNIT XIII the following bearings and distances:

South 80 degrees 43 minutes West 59-5/10 feet to a steel rod;

North 73 degrees 07 minutes West 170-3/10 feet to a steel rod;

North 47 degrees 15 minutes West 184-3/10 feet to a steel rod;

North 42 degrees 06 minutes West 207-2/10 feet to a steel rod;

North 71 degrees 30 minutes West 118-2/10 feet to a steel rod;

South 37 degrees 10 minutes West 124-3/10 feet to a steel rod in the curved Northeast R.O.W. of Cimmaron Trail, with said curved R.O.W. having a radius of 732-22/100 feet, to the left and in a Northwesterly direction 53-2/10 feet to a point;

South 33 degrees 00 minutes West 215-0/10 feet to a steel rod and South 83 degrees 00 minutes West 35-0/10 feet to a steel rod; said point being the most Westerly corner of lot 838, said UNIT XIII;

THENCE North 31 degrees 56 minutes West 59-2/10 feet to a steel rod;

THENCE North 78 degrees 28 minutes West 231-0/10 feet to a steel rod;

THENCE South 74 degrees 02 minutes West 167-0/10 feet to a steel rod;

THENCE North 13 degrees 58 minutes West 225-0/10 feet to a steel rod; said rod being the beginning of a curve to the right having a radius of 517-02/100 feet;

THENCE along the arc of said curve and in a Northwesterly direction, 269-3/10 feet to a steel rod;

THENCE North 61 degrees 26 minutes East 125-1/10 feet to the place of beginning.

FILED FOR RECORD MARCH 31, 1971 at 4:00 P. M.
RECORDED April 1, 1971 at 9:00 A. M. EXHIBIT "A"

Lewis Lyle

DEPUTY

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS