

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 XXI**, and being:

Lots 1216-1296, inclusive, Lots 1088-1091, inclusive, and Lots 1309, 1312, and 1313, and Lots 1114-R, 1115-R and 1116-R, being a revision of Lots 1114-1116, inclusive, Unit Eighteen, **DeCORDOVA BEND ESTATES, UNIT XXI**, 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 recreational uses, with their allied facilities, and has caused the portion specifically described in Exhibit "A" to be subdivided and platted as Lots 1216-1296, inclusive, Lots 1088-1091, inclusive, Lots 1309, 1312, 1313, and Lots 1114-R-1116-R, **DeCordova Bend Estates, Unit XXI**, 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 XXI**, 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 1216-1296, inclusive, Lots 1088-1091, inclusive, Lots

1309, 1312, 1313, and Lots 114-R-1116-R, DeCordova Bend Estates, Unit XXI, 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, Fairway Drive South, Fairway Drive West, Grande Ct., Pequeno Ct., Boquillas Drive, Brazos Drive, Agua Ct. and De Leon Ct., 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

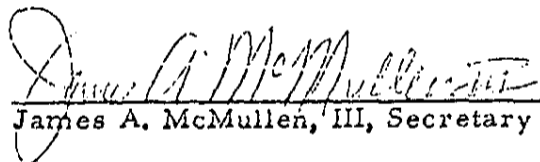
The restrictions, covenants, charges and liens set out in the dedication of DeCORDOVA BEND ESTATES, PHASE I, dated the 23rd day of May, 1969, and recorded in Vol. 150, Page 303, Deed Records of Hood County, Texas, are hereby adopted as restrictions, covenants, charges and liens, running with the land 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:

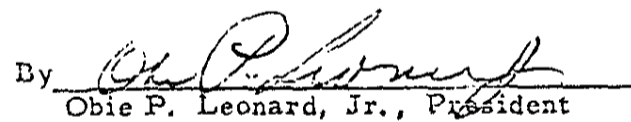
<u>Lots</u>	<u>Minimum Square Feet</u>
Lots 1216-1289, inclusive	1,000
Lot 1309	1,000
Lots 1088-1091, inclusive	1,200
Lots 1312 and 1313	1,200
Lots 1114-R, 1115-R and 1116-R	1,200
Lots 1290-1296, inclusive	1,200
Lot 1212	1,200

EXECUTED this the 17th day of April, 1971.

ATTEST:

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

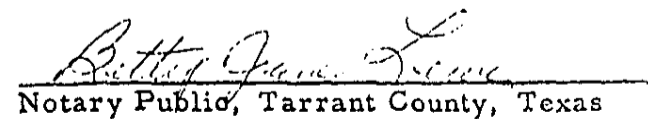

James A. McMullen, III, Secretary

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 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 17th day of April, 1971.


Notary Public, Tarrant County, Texas

Field Notes for Dedication
DE CORDOVA BEND ESTATES UNIT 21

All that certain lot, tract or parcel of land out of the J.H. Casper Abstract-137, George W. Lang Abstract-328 and J. Dansby Abstract-150 Surveys, Hood County, Texas being more particularly described by metes and bounds as follows;

BEGINNING at a steel rod set for the Southwest corner of Lot 1000 DE CORDOVA BEND ESTATES UNIT 15, according to the plat recorded in Volume 1, Page 60, Plat Records of Hood County, Texas;

THENCE with the South line of said UNIT 15, North 58 degrees 25 minutes East 213-6/10 feet and North 51 degrees 35 minutes West 20-5/10 feet and North 55 degrees 25 minutes East 385-0/10 feet and North 61 degrees 25 minutes East 116-0/10 feet and North 39 degrees 55 minutes East 210-0/10 feet and North 53 degrees 25 minutes East 228-0/10 feet and North 33 degrees 42 minutes East 105-4/10 feet and North 32 degrees 50 minutes East 60-0/10 feet to a steel rod in the curved Northeast line of Fairway Drive, said point being the most Easterly Southeast corner of said UNIT 15 as dedicated;

THENCE Southeasterly along the Northeast line of Fairway Drive and with a curve to the left having a radius of 3744-21/100 feet, 87-9/10 feet to a steel rod, the Southwest corner of Lot 1312 as platted and dedicated herein;

THENCE with the Northwest line of said Lot 1312, North 27 degrees 30 minutes East 309-8/10 feet to the Northwest corner thereof at elevation 693 Brazos River Authority Datum and in the shore line of Lake Granbury;

THENCE Southeasterly with the meanders of said elevation 693 and the shore line of Lake Granbury 553-8/10 feet to the Northwest corner of Lot 1092 DE CORDOVA BEND ESTATES UNIT 18, according to the plat recorded in Volume 1, Page 66, Plat Records of Hood County, Texas;

THENCE South 27 degrees 30 minutes West with a West line of said UNIT 18, 325-6/10 feet to a point in the Southwest line of Fairway Drive and the Northeast line of Lot 1216 as platted and dedicated herein;

THENCE with the Southwest and West line of Fairway Drive and Fairway Drive South and with the Northwest line of said UNIT 18, South 62 degrees 30 minutes East 76-0/10 feet to the beginning of a curve to the right having a radius of 153-9/10 feet and around the arc of the curve 307-1/10 feet to the end of the curve and South 51 degrees 48 minutes West 80-0/10 feet to the beginning of a curve to the left having a radius of 7366-66/100 feet and Southwesterly along the arc of the curve 850-7/10 feet to the most Westerly Northwest corner of said UNIT 18 as dedicated;

THENCE South 44 degrees 49 minutes East across Fairway Drive South 60-0/10 feet to a point in the Southeast line of Fairway Drive South;

THENCE Northeasterly with said Southeast line and a curve to the right having a radius of 7306-66/100 feet, an arc distance of 80-0/10 feet to the most Westerly corner of Lot 1117;

THENCE with the South and East lines of Lot 1117, South 49 degrees 24 minutes East 121-2/10 feet and North 46 degrees 45 minutes East 173-0/10 feet to the Southwest line of Brazos Drive and South 34 degrees 15 minutes East with said Southwest line 32-5/10 feet to the beginning of a curve to the left having a radius of 183-86/100 feet and around the arc of said curve 83-75/100 feet to the West line of Agua Court and with said West line South 22 degrees 17 minutes West 77-7/10 feet to the beginning of a curve to the right having a radius of 25-0/10 feet and around the arc of the curve 21-0/10 feet to a point of reverse curvature and the beginning of a 50 foot radius curve to the left Southerly with the arc of the curve 120-7/10 feet to the Northwest corner of Lot 1113;

THENCE with the West line of said Lot 1113 South 22 degrees 47 minutes West 132-0/10 feet and South 1 degree 13 minutes East 62-7/10 feet to the Southwest corner thereof in the shore line of Lake Granbury at elevation 693, Brazos River Authority Datum;

THENCE Westerly with the meanders of said elevation 693 and the shore line of Lake Granbury approximately 1792 feet to a property line and the Southwest corner of Lot 1290 as platted and dedicated herein;

THENCE departing from said elevation 693, with said property line North 45 degrees 22 minutes East 84-1/10 feet and South 58 degrees 48 minutes East 8-0/10 feet and North 23 degrees 45 minutes East 282-1/10 feet and North 21 degrees 25 minutes West, crossing the line common to the Lang and Casper Surveys, in all 123-7/10 feet and South 61 degrees 59 minutes West 151-6/10 feet and North 31 degrees 35 minutes West 867-8/10 feet to the place of beginning.

SEMPCO, INC.
March 29, 1971

FILED FOR RECORD
AT 2:00 P. M.

MAY 5 1971

Bruce Price
Clark County Clerk, Hood County, Texas

FILED FOR RECORD THE 5 DAY OF May 1971 AT 2: P. M.
RECORDED THE 6 DAY OF May 1971 AT 11: A. M.

David Ayer
DEPUTY

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS