

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
subdividing said tract described into the lots as shown thereon, as a part of
DeCORDOVA BEND ESTATES, UNIT XXIII, and being:

Lots 1316-1355, inclusive, and Lot 1312-R, being a
revision of Lot 1312, DeCordova Bend Estates, Unit
XXI, all in DeCORDOVA BEND ESTATES, UNIT XXIII,
J. H. Casper Survey, Abstract 137, and J. Danaby
Survey, Abstract 150, 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 1316-
1355, inclusive, and Lot 1312-R, DeCordova Bend Estates, Unit XXIII, 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 XXIII, 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 1316-1355, inclusive, and Lot 1312-R, DeCordova Bend
Estates, Unit XXIII, J. H. Casper Survey, Abstract 137, and J. Danaby Survey,
Abstract 150, 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 and Santa Elena Court, 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 1 shall be amended to read as follows:

"1. No lot shall be used for other than residential purposes and no building shall be erected, altered, or permitted to remain on any lot other than one detached single family dwelling or duplex dwelling with a private garage, appropriate outbuildings, boat houses, and servant's house for use of bona fide servants. No soil or trees shall be removed for any commercial use."

Paragraph 20 shall be amended to read as follows:

"20. There shall not be erected or permitted to remain on any lot a single family dwelling having a floor area (when measured to exterior walls and exclusive of attached garage, open porches, patios or other similar appendages) of less than 1,200 square feet or a duplex dwelling having a floor area (when measured to exterior walls and exclusive of attached garage, open porches, patios or other similar appendages) of less than 1,200 square feet per unit."

EXECUTED this the 30th day of June, 1971.

ATTEST:

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

James A. McMullen, III
James A. McMullen, III,
Secretary

By Obie P. Leonard, Jr.
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 TEXELAN, 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 30th day of June, 1971.

Notary Public
Notary Public, Tarrant County, Texas

FIELD NOTES

Field notes for dedication of DE CORDOVA BEND ESTATES UNIT TWENTY THREE, in the J. H. Casper Survey, Abstract 127, and the J. Dansby Survey, Abstract 150, Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a steel rod in the curved Northeast right-of-way line of Fairway Drive, as now dedicated, said curve being to the right and having a radius of 3744-21/100 feet, said rod also being at the Southwest corner of Lot 1313, De Cordova Bend Estates, Unit Twenty One, Hood County, Texas, according to the plat recorded in Volume _____, Page _____, Plat Records of Hood County, Texas;

THENCE with the Northeast, East and South right-of-way line of Fairway Drive, in a Northwesterly direction around the arc of said curve 225-7/10 feet to a steel rod at the end of said curve, and North 56 degrees 26 minutes West 97-6/10 feet to a steel rod at the beginning of a curve to the right having a radius of 326-64/100 feet, and in a Northwesterly direction around the arc of said curve 195-4/10 feet to a steel rod at the end of said curve, and North 22 degrees 09 minutes West 503-0/10 feet to a steel rod at the beginning of a curve to the right having a radius of 343-01/100 feet, and in a Northeasterly direction around the arc of said curve 526-6/10 feet to a steel rod at the end of said curve, and North 65 degrees 49 minutes East 881-7/10 feet to a steel rod at elevation 693 Brazos River Authority Datum in the shore line of Lake Granbury;

THENCE Southerly and Southwesterly along the meanders of said elevation 693 and with the shore line of Lake Granbury approximately 1639-6/10 feet to a steel rod at the Northwest corner of said Lot 1313, De Cordova Bend Estates, Unit Twenty One;

THENCE with the West line of said Lot 1313, South 27 degrees 30 minutes West 271-1/10 feet to the place of beginning.

6-12-71

Louis W. Hawkins
R. P. S. No. 196

FILED FOR RECORD THIS 12 DAY OF July 1971 AT 9:30 A. M.
 RECORDED WITH 13 DAY OF July 1971 AT 8: A. M.
Dave Lyer DEPUTY BRUCE PRICE, COUNTY CLERK
 HOOD COUNTY, TEXAS