

173/216

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  
subdividing said tract described into the lots as shown thereon, as a part of De-  
CORDOVA BEND ESTATES, UNIT XXVI, and being:

Lots 1107-R thru 1113-R, inclusive, being a revision  
of Lots 1107-1113, inclusive, DeCordova Bend Estates,  
Unit XVIII, and Lots 1383 and 1384, DeCORDOVA BEND  
ESTATES, UNIT XXVI, in the George W. Lang Survey,  
Abstract 328, and J. Dansby 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 or multiple 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 1107-R  
thru 1113-R, inclusive, and Lots 1383 and 1384, DeCordova Bend Estates, Unit  
XXVI, 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 XXVI, 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 1107-R thru 1113-R, inclusive, being a revision of Lots 1107-  
1113, inclusive, DeCordova Bend Estates, Unit XVIII, and Lots 1383 and 1384,  
DeCordova Bend Estates, Unit XXVI, in the George W. Lang Survey, Abstract

328, and J. Dansby 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 Country Club Drive, Crescent Drive, Brazos Drive and Agua 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:

1. That Paragraphs 1 and 20 regarding type of dwelling and minimum number of square feet required for each respective lot shall be amended to reflect the following:

<u>Lots</u>	<u>Minimum Sq. Ft.</u>	<u>Type of Dwelling Permitted</u>
1107-R thru 1113-R, inclusive	1,200	Single Family
Lot 1383	600 per unit	Multi Family Housing
Lot 1384	600 per unit	Multi Family Housing

2. That Lot 1383 shall have ingress and egress at any point on the Northwest by the road and parking area which serves the Marina.

3. That regarding Lot 1383 Paragraph 4 of the Restrictions and Covenants described herein shall read as follows:

"4. No buildings, fence or structure of any kind shall be located on any lot nearer to the front line or nearer to the side lot line than as approved by Texlan, Inc., d/b/a DeCordova Bend Estates, a Texas corporation."

4. That regarding Lot 1383 Paragraph 12 of the Restrictions and Covenants described herein shall read as follows:

"12. No building, fence or structure of any kind shall be erected or altered on any lot until the plans therefor, including suitability of materials and design, specifications, plot-plan, and compatibility with surrounding lots have been approved in writing by Texlan, Inc., d/b/a DeCordova Bend Estates. In the event of disapproval of any such plans, specifications, materials, designs and/or plot-plans, notice of such disapproval shall be by delivery in person or by

registered or certified letter addressed to the party submitting the same at an address which must be supplied with the submission. Any such notice may set forth the elements disapproved and the reason therefor, but need not contain suggestions as to methods to cure any matters or things disapproved. The judgment of Texlan, Inc., d/b/a DeCordova Bend Estates, in this respect and the exercise on its discretion shall be final and conclusive. If notice of disapproval of said plans, specifications, materials and/or plot-plans is not mailed within thirty (30) days after same have been submitted, it will be presumed that same have been approved."

EXECUTED this the 1st day of September, 1971.

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

ATTEST:

James A. McMullen III  
James A. McMullen III  
Secretary

By R. W. Leonard  
R. W. Leonard, Vice-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 R. W. Leonard, Vice-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 1st day of September, 1971.

Betty Ann Lewis  
Notary Public, Tarrant County, Texas

INIT XXVIFIELD NOTES

Field notes for dedication of Lots 1107-R through 1113-R, inclusive, being a revision of Lots 1107 - 1113, inclusive, DE CORDOVA BEND ESTATES, UNIT EIGHTEEN, in the G. W. Lang Survey, Abstract 328, and Lots 1383 and 1384, DE CORDOVA BEND ESTATES, UNIT TWENTY SIX, in the J. Dansby Survey, Abstract 150, all in Hood County, Texas, and being more particularly described in three sections by metes and bounds as follows:

(Section One being Lots 1107-R through 1113-R; Section Two being Lot 1383; and Section Three being Lot 1384.)

SECTION ONE

BEGINNING at a steel rod at elevation 093 Brazos River Authority Datum in the shore line of Lake Granbury, said rod also being at the Southwest corner of Lot 1106, De Cordova Bend Estates, Unit Eighteen, Hood County, Texas, according to the plat recorded in Volume 1, Page 66, Plat Records of Hood County, Texas;

THENCE in a Southwesterly direction along the meanders of said elevation 693 and with the shore line of Lake Granbury 778-0/10 feet to a steel rod at the Southeast corner of Lot 1114-R, De Cordova Bend Estates, Unit Twenty One, Hood County, Texas, according to the plat recorded in Volume 1, Page 77, Plat Records of Hood County, Texas;

THENCE with the East line of said lot 1114-R, North 1 degree 13 minutes West 62-7/10 feet and North 22 degrees 47 minutes East 132-0/10 feet to a steel rod at the Northeast corner of said Lot 1114-R, said rod also being in the curved South right-of-way line of Agua Court, as now dedicated, said curve being to the left and having a radius of 50-0/10 feet;

THENCE with the South and East right-of-way line of Agua Court, in a Northeasterly direction around the arc of said curve 120-68/100 feet to a steel rod at the end of said curve and the beginning of another curve to the right having a radius of 25-0/10 feet, and in a Northerly direction around the arc of said curve 21-0/10 feet to a steel rod at the end of said curve, and North 22 degrees 47 minutes East 78-55/100 feet to a steel rod at the Southeast corner of the intersection of said Agua Court and Brazos Drive, as now dedicated;

THENCE with the South and Southeast right-of-way line of Brazos Drive, in an Easterly direction around the arc of a curve to the left having a radius of 183-86/100 feet, a distance of 213-72/100 feet to a steel rod at the end of said curve, and North 37 degrees 25 minutes East 100-0/10 feet to a steel rod at the beginning of a curve to the right having a radius of 1151-16/100 feet, and in a Northeasterly direction around the arc of said curve 100-2/10 feet to a steel rod at the Northwest corner of said Lot 1106, De Cordova Bend Estates, Unit Eighteen;

THENCE with the West line of said Lot 1106, South 47 degrees 35 minutes East 237-1/10 feet to the place of beginning.

SECTION TWO

BEGINNING at a steel rod in the South right-of-way line of Country Club Drive, as now dedicated, said rod also being at the Northwest corner of

Lot 674, De Cordova Bend Estates, according to the plat recorded in the Condominium Records of Hood County, Texas;

THENCE with the West line of said Lot 674, South 24 degrees 14 minutes West 180-38/100 feet to a steel rod at the Southwest corner of said Lot 674, said rod also being at elevation 693 Brazos River Authority Datum in the shore line of Lake Granbury;

THENCE along the meanders of said elevation 693 and with the shore line of Lake Granbury, North 69 degrees 51 minutes West 204-9/10 feet to a steel rod, and North 73 degrees 44 minutes West 253-1/10 feet to a steel rod;

THENCE, departing from said elevation 693 and the shore line of Lake Granbury, North 20 degrees 10 minutes East 362-3/10 feet to a steel rod in the Southwest right-of-way line of Country Club Drive and at the beginning of a curve to the left having a radius of 288-12/100 feet;

THENCE with said right-of-way line in a Southeasterly direction around the arc of said curve 286-38/100 feet to a steel rod at the end of said curve, and South 65 degrees 41 minutes East 239-2/10 feet to the place of beginning.

SECTION THREE

BEGINNING at a steel rod at the Southwest corner of the intersection of Country Club Drive and Crescent Drive, as now dedicated;

THENCE with the Southwest right-of-way line of Crescent Drive, South 31 degrees 51 minutes East 220-2/10 feet to a steel rod;

THENCE, departing from said right-of-way line, South 54 degrees 25 minutes West 77-4/10 feet to a steel rod at elevation 693 Brazos River Authority Datum in the shore line of Lake Granbury;

THENCE along the meanders of said elevation 693 and with the shore line of Lake Granbury, South 70 degrees 59 minutes West 155-0/10 feet to a steel rod at the Southeast corner of Lot 674, De Cordova Bend Estates, according to the plat recorded in the Condominium Records of Hood County, Texas;

THENCE with the East line of said Lot 674, North 29 degrees 24 minutes West 177-88/100 feet to a steel rod at the Northeast corner of said Lot 674, said rod also being in the South right-of-way line of Country Club Drive;

THENCE with said right-of-way line North 60 degrees 25 minutes East 10-86/100 feet to a steel rod at the beginning of a curve to the left having a radius of 1023-10/100 feet, and in a Northeasterly direction around the arc of said curve 205-35/100 feet to a steel rod at the end of said curve, and North 48 degrees 55 minutes East 5-5/10 feet to the place of beginning.

6-12-71

*Louis M. Hawkins*

R.P.S. No. 196

Sheet 2 of 2

FILED FOR RECORD THE 15 DAY OF *Sept* 1971 AT 2:25 P M.  
 RECORDED THE 17 DAY OF *Sept* 1971 AT 8:30 A M.  
 BY: *Devin Syer* DEPUTY BRUCE PRICE, COUNTY CLERK  
 HOOD COUNTY, TEXAS