

THE STATE OF TEXAS  
 COUNTY OF HOOD

KNOW ALL MEN BY THESE PRESENTS:

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 III," and being:

Lots 141-R thru 146-R, inclusive, Lots 147, 148, 193-R, 194-R and Lots 237 thru 249-R, inclusive, and Lots 250 thru 300, inclusive, including a revision of Lots 141 thru 146, inclusive, and Lots 193 and 194, and Lots 237 thru 249, inclusive, of said DeCordova Bend Estates, as previously recorded in Vol. 1, Page 26, Plat Records, 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 DeCORDOVA BEND ESTATES, UNIT III, and being Lots 141-R thru 146-R, inclusive, Lots 147, 148, 193-R, 194-R and Lots 237 thru 249-R, inclusive, and Lots 250 thru 300, inclusive, including a revision of Lots 141 thru 146, inclusive, and Lots 193 and 194, and Lots 237 thru 249, inclusive, of said DeCordova Bend Estates, as previously recorded in Vol. 1, Page 26, Plat Records, Hood County, Texas, 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 III, so as to provide for the preservation of the values and amenities in said development and the 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 in Exhibit "A" designated as Lots 141-R thru 146-R, inclusive, Lots 147, 148, 193-R, 194-R and Lots 237 thru 249-R, inclusive, and Lots 250 thru 300, inclusive, including a revision of Lots 141 thru 146, inclusive, and Lots 193 and 194, and Lots 237 thru 249, inclusive, of said DeCordova Bend Estates, as previously recorded in Vol. 1, Page 26, Plat Records, 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 Cortez Drive, Choctaw Drive, Choctaw Ct. West, Choctaw Ct. East, Cimmaron Trail, Fairway Drive and Crescent 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

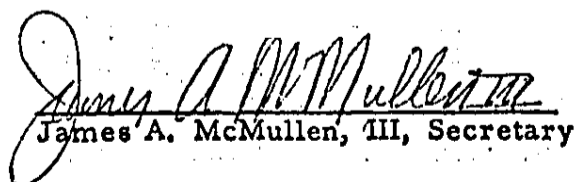
The restrictions, covenants, charges and liens set out in the dedication of DeCORDOVA-BEND ESTATES, PHASE I, dated the 13rd day of May, 1969, and recorded in Volume 150, page 303, Deed Records of Hood County, Texas, are hereby adopted as restrictions, covenants, charges and liens, running with the land 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>
141-R thru 148-R, inclusive	1,200
255 thru 276, inclusive	1,000
237-R, 193-R and 194-R	1,000
239-R thru 249-R, inclusive	1,000
250 thru 254, inclusive	800
277 thru 300, inclusive	800

EXECUTED this the 12th day of March, 1970.

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

ATTEST:

  
James A. McMullen, III, Secretary

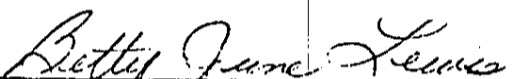
By   
R. W. Leonard, Vice-President

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, as 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 12th day of March, 1970.

  
Notary Public in and for  
Tarrant County, Texas

Field notes for dedication of Lots 141-W thru 146-W, inclusive, and Lots 147, 148, 193-W, 194-W and Lots 217-W thru 249-W, inclusive, and Lots 250 thru 300 inclusive, DE CORDOVA BEND ESTATES IN THE G. W. LANG SURVEY AN. 328 AND THE J. W. VARNUM SURVEY AN. 373, HOOD COUNTY, STATE OF TEXAS including a revision of Lots 141 thru 146, inclusive, and Lots 193 and 194 and Lots 237 thru 249, inclusive of said De Cordova Bend Estates as previously recorded in Volume One Page 26, Records, Hood County, Texas;

BEGINNING AT the Northwest corner of Lot 236 De Cordova Bend Estates as the plat of said addition appears of record in Volume One, Page 26, Plat Records of Hood County, Texas;

THENCE with the West line of Lot 236 South 4 degrees 17 minutes West, at 165 8/10 feet the Southwest corner of the lot, in all 225 8/10 feet to a point in the South line of Fairway Drive;

THENCE South 85 degrees 43 minutes East with said South line 10 0/10 feet to a point;

THENCE South 4 degrees 17 minutes West 105 0/10 feet to a point;

THENCE South 75 degrees 10 minutes West 119 32/100 feet to a point;

THENCE South 59 degrees 41 minutes West 85 0/10 feet to the Southeast corner of Lot 193 of said De Cordova Bend Estates;

THENCE with the East line of LOT 195 North 30 degrees 16 minutes West 139 9/10 feet to the Northeast corner thereof, in the curved South line of Fairway Drive;

THENCE with said South line in a Southwesterly direction and with a curve to the left having a radius of 451 67/100 feet and around the arc of the curve 5 2/10 feet to the end of the curve;

THENCE North 30 degrees 19 minutes West 60 0/10 feet to a point in the North line of Fairway Drive;

THENCE with said North line South 59 degrees 41 minutes West 433 6/10 feet to the beginning of a curve to the right having a radius of 1542 19/100 feet and around the arc of the curve 293 4/10 feet to the end of the curve and South 70 degrees 35 minutes West 139 0/10 feet to the Southwest corner of LOT 249 of said De Cordova Bend Estates;

THENCE with the West line of said LOT 249 North 19 degrees 25 minutes West, at 130 0/10 feet the Northwest corner of said lot, in all 150 0/10 feet to a point;

THENCE North 69 degrees 24 minutes East 270 45/100 feet to a point;

THENCE North 60 degrees 20 minutes East 601 66/100 feet to a point;

THENCE North 70 degrees 54 minutes East 161 3/10 feet to a point;

THENCE North 4 degrees 03 minutes West 124 3/10 feet to the beginning of a curve to the left having a radius of 458 60/100 feet and around the arc of the curve 158 66/100 feet to a point;

THENCE South 59 degrees 53 minutes West 306 5/10 feet to a point;

THENCE South 66 degrees 45 minutes West 355 8/10 feet to a point;

THENCE South 55 degrees 41 minutes West 653 57/100 feet to a point;

THENCE North 61 degrees 00 minutes West 140 7/10 feet to a point;

THENCE North 15 degrees 24 minutes West 187 4/10 feet to a point;

THENCE North 36 degrees 06 minutes West 298 15/100 feet to a point;

THENCE North 49 degrees 31 minutes East 200 0/10 feet to a point in the curved East line of a proposed street;

THENCE Southeasterly with a curve to the right having a radius of 470 92/100 feet, approximately 60 feet around the arc to the end of the curve and South 33 degrees 00 minutes East 25 0/10 feet to the North line of a proposed street;

THENCE Northeasterly with said North line and a curve to the left having a radius of 933 12/100 feet, along the arc of the curve 91 71/100 feet to the end of the curve and North 49 degrees 50 minutes East 35 0/10 feet to the beginning of a curve to the right having a radius of 700 76/100 feet and around the arc of the curve 653 47/100 feet to the end of the curve and North 68 degrees 30 minutes East 166 0/10 feet to the beginning of a curve to the left having a radius of 469 65/100 feet and around the arc of the curve 277 73/100 feet to the end of the curve;

THENCE South 53 degrees 40 minutes East 229 5/10 feet to a point;

THENCE North 54 degrees 36 minutes East 249 5/10 feet to a point in the West line of that certain tract conveyed to Sam P. Lusk by deed recorded in Volume 43, Page 395, Deed Records of Hood County, Texas;

THENCE with the West line of the Lusk tract South 29 degrees 09 minutes East 308 65/100 feet to a point in the line common to the said J. R. VARNUM and G. W. LANG SURVEYS;

THENCE departing from said Survey Line South 59 degrees 53 minutes West 350 8/10 feet to a point in the curved East line of a proposed street;

THENCE Southerly with the arc of a curve to the right having a radius of 516 6/10 feet a distance of 186 07/100 feet to the end of the curve and South 4 degrees 05 minutes East 116 2/10 feet to a point;

THENCE North 80 degrees 02 minutes East 145 1/10 feet to the place of beginning.

AND BEGINNING again at the Northeast corner of LOT 141 De Cordova Bend Estates as recorded in Volume One, Page 26, Plat Records of Hood County, Texas;

THENCE with the East line of said LOT 141 South 26 degrees 56 minutes East 336 5/10 feet to elevation 693 Lake Granbury and Brazos River Authority Datum;

THENCE with said elevation 693 South 68 degrees 22 minutes West 69 9/10 feet and South 34 degrees 36 minutes West 217 3/10 feet, and South 73 degrees 45 minutes West 77 0/10 feet and South 06 degrees 46 minutes West 131 1/10 feet to a point;

THENCE departing from elevation 693 North 26 degrees 56 minutes West 293 4/10 feet to a point in the South line of Crescent Drive, said point being North 63 degrees 04 minutes East 60 0/10 feet from the Northwest corner of LOT 146 of said De Cordova Bend Estates;

THENCE with the South line of Crescent Drive North 63 degrees 04 minutes East 480 0/10 feet to the place of beginning.

EXHIBIT "A"

Filed for Record March 13, 1970 at 11:15 A. M.

Recorded March 17, 1970 at 8:30 A. M.

BY:

*Harris*

BRUCE PRICE, COUNTY CLERK

Deputy