

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 IV," and being:

Lots 306 to 316, each inclusive, and Lots 376 to 446, each inclusive, in the J. R. Vannoy Survey, Ab. 573, and A. Farris Survey, Ab. 179, 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 Lots 306 to 316, each inclusive, and Lots 376 to 446, each inclusive, DeCordova Bend Estates, Unit IV, in the J. R. Vannoy Survey, Ab. 573, and A. Farris Survey, Ab. 179, 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 IV, 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 306 to 316, each inclusive, and Lots 376 to 446, each inclusive, DeCORDOVA BEND ESTATES, UNIT IV, in the J. R. Vannoy Survey, Ab. 573, and A. Farris Survey, Ab. 179, 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 Mojave Drive, Cimmaron Trail, Cortez Drive, Tioga Ct., Sonora Drive, Laramie Trail and Conejos 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 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>
Lots 306 to 316, inclusive	800
Lots 376 to 446, inclusive	800

EXECUTED this the 12th day of March, 1970.

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

By *R. W. Leonard*  
R. W. Leonard, Vice-President

ATTEST:

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

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.

*Betty Ann Lewis*  
Notary Public, Tarrant County, Texas

## Field Notes for Dedication of DeCordova Bend Estates, Unit IV

All that certain lot, tract or parcel of land out of the J. R. Vannoy Survey, Abstract 573, and the A. Farris Survey, Abstract 179, all in Hood County, Texas, and being more particularly described by notes and bounds as follows:

BEGINNING at an iron pin at the Northeast corner of Lot 253, DeCordova Bend Estates, Unit III, Hood County, Texas, according to the plat recorded in Volume , Page , Plat Records of Hood County, Texas, said pin also being in the West line of that certain tract conveyed to Sam P. Lusk by a deed recorded in Volume 43, Page 395, Deed Records of Hood County, Texas;

THENCE with the West line of said Lusk tract, North 29 degrees 09 minutes West 329-9/10 feet to an iron pin at the Northwest corner of said Lusk tract and the Southwest corner of the residue of that certain tract conveyed to J. L. Rash by a deed recorded in Volume 110, Page 55, Deed Records of Hood County, Texas;

THENCE with the West line of said Rash tract, North 28 degrees 31 minutes West 1216-7/10 feet to a large cedar post at the Northwest corner of said Rash tract;

THENCE North 65 degrees 09 minutes West 93-4/10 feet to an iron pin;

THENCE South 34 degrees 52 minutes West 251-2/10 feet to an iron pin at the beginning of a curve to the right having a radius of 638-61/100 feet, and in a Southwesterly direction around the arc of said curve 228-49/100 feet to an iron pin at the end of said curve;

THENCE South 55 degrees 22 minutes West 20-35/100 feet to an iron pin in a curve to the left having a radius of 725-91/100 feet, from which the radius point of said curve bears South 53 degrees 24 minutes West;

THENCE in a Northwesterly direction around the arc of said curve 274-84/100 feet to an iron pin at the end of said curve;

THENCE North 58 degrees 18 minutes West 9-0/10 feet to a point;

THENCE South 43 degrees 37 minutes West 408-9/10 feet to an iron pin at the beginning of a curve to the left having a radius of 637-11/100 feet, and in a Southwesterly direction around the arc of said curve 102-0/10 feet to a point;

THENCE South 57 degrees 52 minutes East 154-92/100 feet to an iron pin at the beginning of a curve to the right having a radius of 311-91/100 feet, and in a Southeasterly direction around the arc of said curve 261-31/100 feet to an iron pin at the end of said curve;

THENCE South 9 degrees 52 minutes East 195-08/100 feet to an iron pin at the beginning of a curve to the left having a radius of 557-63/100 feet, and in a Southeasterly direction around the arc of said curve 206-98/100 feet to an iron pin at the end of said curve;

THENCE South 31 degrees 08 minutes East 266-4/10 feet to an iron pin;

THENCE South 58 degrees 55 minutes West 15-25/100 feet to a point;

THENCE South 31 degrees 08 minutes East 190-7/10 feet to an iron pin;

THENCE South 60 degrees 42 minutes West 11-2/10 feet to an iron pin;

THENCE South 31 degrees 54 minutes East 138-5/10 feet to an iron pin in the North right-of-way line of Cortex Drive, a 50-foot street in DeCordova Bend Estates, Unit III, and in a curve to the right having a radius of 2056-76/100 feet;

THENCE with said right-of-way line in a Northeasterly direction around the arc of said curve 308-75/100 feet to an iron pin at the end of said curve, and North 68 degrees 50 minutes East 165-0/10 feet to an iron pin at the beginning of a curve to the left having a radius of 489-63/100 feet, and in a Northeasterly direction around the arc of said curve 277-73/100 feet to an iron pin at the end of said curve;

THENCE, departing from said right-of-way line, South 53 degrees 40 minutes East, at 50-0/10 feet an iron pin at the Northeast corner of Lot 250 of said DeCordova Bend Estates, Unit III, in all 229-5/10 feet to an iron pin at the Southeast corner of said Lot 250 and in the North line of Lot 252 of DeCordova Bend Estates, Unit III;

THENCE with the North line of said Lots 252 and 253, North 54 degrees 36 minutes East 249-5/10 feet to the place of beginning.

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

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

BY: *Harris Hoyer*  
DEPUTY

BRUCE PRICE, COUNTY CLERK  
HOOD COUNTY, TEXAS

EXHIBIT "A"