

THE STATE OF TEXAS !
 !
COUNTY OF HOOD !

KNOW ALL MEN BY THESE PRESENTS:

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 V," and being:

Lots 171 to 192, inclusive, Lots 192-A and 192-B,
and Lots 205 to 222, inclusive, DeCordova Bend
Estates, Unit V, in the J. Dansby Survey, Abstract
150, and G. 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 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
171 to 192, inclusive, Lots 192-A and 192-B, and Lots 205 to 222, inclusive,
DeCordova Bend Estates, Unit V, in the J. Dansby Survey, Abstract 150, and
G. W. Lang Survey, Abstract 328, 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 V, 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 as Exhibit "A"

designated as Lots 171 to 192, inclusive, Lots 192-A and 192-B, and Lots 205 to 222, inclusive, DeCordova Bend Estates, Unit V, in the J. Dansby Survey, Abstract 150, and G. 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 Crescent Drive, Country Club Drive and Fairway 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

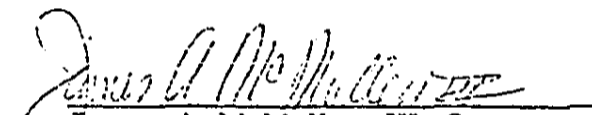
The restrictions, covenants, charges and liens set out in the dedication of DeCORDOVA BEND ESTATES, PHASE I, dated the 23rd day of May, 1969, and recorded in Vol. 150, page 303, Deed Records of Hood County, Texas, are hereby adopted as restrictions, covenants, charges and liens, running with the land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

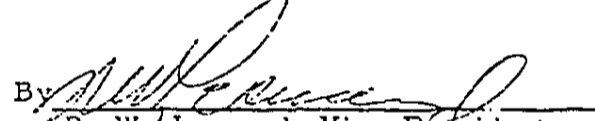
<u>Lots</u>	<u>Minimum Square Feet</u>
Lots 171 to 192, inclusive	1,000
Lots 192-A and 192-B	1,000
Lots 205 to 222, inclusive	1,000

EXECUTED this the 7th day of April, 1970.

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

ATTEST:

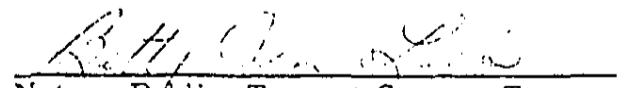

James A. McMullen, III, Secretary

By 
R. W. Leonard, Vice-President

THE STATE OF TEXAS I
 I
COUNTY OF TARRANT I

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 7th day of April, 1970.


Notary Public, Tarrant County, Texas

Field Notes for dedication of Lots 171 thru 192, inclusive, and Lots 192-A and 192-B, and Lots 205 thru 222, inclusive, DE CORDOVA BEND ESTATES in the J. DANSBY SURVEY, Abstract 150 and the G.W. LANG SURVEY, Abstract 328, HOOD COUNTY, STATE OF TEXAS;

BEGINNING at the Southwest corner of Lot 170 De Cordova Bend Estates as the plat of said addition appears of record in Volume One, Page 26, Plat Records of Hood County, Texas, said point also being in the North right-of-way line of Crescent Drive, a 60 foot street as previously dedicated:

THENCE with said North right-of-way line, South 63 degrees 04 minutes West 56 7/10 feet to a point;

THENCE, crossing Crescent Drive, South 26 degrees 56 minutes East 60 0/10 feet to a point in the Southwest right-of-way line of Crescent Drive, said point also being the beginning of a curve to the right having a radius of 332 23/100 feet;

THENCE with said Southwest right-of-way line of Crescent Drive in a Westerly direction with the arc of said curve to the right, a distance of 212 33/100 feet to the end of said curve, AND North 80 degrees 19 minutes West, 578 0/10 feet to the beginning of a curve to the right having a radius of 510 77/100 feet, AND in a Northwesterly direction with the arc of said curve a distance of 209 44/100 feet to the end of said curve, AND North 56 degrees 49 minutes West, 324 9/10 feet to the beginning of a curve to the right having a radius of 933 39/100 feet, AND with the arc of said curve in a Northwesterly direction a distance of 406 73/100 feet to the end of said curve AND North 31 degrees 51 minutes West, at 413 27/100 feet the Southeast right-of-way line of Country Club Drive, and continuing across said street in all 474 06/100 feet to a point in the Northwest right-of-way line of Country Club Drive;

THENCE with the Northwest right-of-way line of Country Club Drive North 48 degrees 55 minutes East, 161 74/100 feet to the beginning of a curve to the right having a radius of 1828 01/100 feet, AND with the arc of said curve in a Northeasterly direction a distance of 203 13/100 feet to the end of said curve, AND North 55 degrees 17 minutes East approximately 320 feet to a point in the curved East right-of-way line of Fairway Drive;

THENCE with said East right-of-way line and with the arc of a curve to the left having a radius of 614 61/100 feet in a Southeasterly direction an approximate distance of 96 feet to the end of the curve, AND South 50 degrees 08 minutes East 127 7/10 feet to the beginning of a curve to the right having a radius of 656 64/100 feet, AND with the arc of said curve in a Southeasterly direction, a distance of 156 28/100 feet to the end of said curve, AND South 36 degrees 29 minutes East, 387 8/10 feet to the beginning of a curve to the left having a radius of 511 27/100 feet, AND Southeasterly with the arc of said curve a distance of 650 85/100 feet to the end of the curve, said point being a Northwest corner of Fairway Drive as now dedicated;

THENCE, crossing Fairway Drive, with said line of dedication South 19 degrees 25 minutes East, 60 0/10 feet to a point in the South right-of-way line of said Fairway Drive;

THENCE with said South right-of-way line, as now dedicated North 70 degrees 35 minutes East, 50 8/10 feet to the Northwest corner of existing Lot number 204, 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 said Lot 204, South 19 degrees 25 minutes East, at 130 5/10 feet the Southwest corner of said Lot 204, and continuing in all 175 5/10 feet to a point;

THENCE South 47 degrees 04 minutes West 215 5/10 feet to a point;

THENCE North 66 degrees 03 minutes West 677 7/10 feet to a point;

THENCE North 44 degrees 59 minutes West 116 1/10 feet to a point;

THENCE North 40 degrees 07 minutes West 615 9/10 feet to a point;

THENCE North 49 degrees 30 minutes West 146 4/10 feet to a point in the South right-of-way line of Country Club Drive;

THENCE, with said South right-of-way line, South 55 degrees 17 minutes West 89 6/10 feet to the beginning of a curve to the left having a radius of 1768 01/100 feet, AND with the arc of said curve in a Westerly direction, 89 16/100 feet to a point;

THENCE South 38 degrees 02 minutes East 137 7/10 feet to a point;

THENCE South 39 degrees 11 minutes East 275 1/10 feet to a point;

THENCE South 35 degrees 06 minutes East 507 1/10 feet to a point;

THENCE South 77 degrees 41 minutes East 731 3/10 feet to a point;

THENCE South 85 degrees 50 minutes East 212 7/10 feet to the Northwest corner of existing Lot number 170, De Cordova Bend Estates as the plat appears of record in Volume One, Page 26, Plat Records of Hood County, Texas;

THENCE with the West line of said Lot 170, South 26 degrees 56 minutes East, 170 0/10 feet to the place of beginning.

FILED FOR RECORD May 1, 1970 at 3:30 P. M.

RECORDED May 4, 1970 at 11:30 A. M.

BY: *David Ayler*
Deputy

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS