

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
DeCORDOVA BEND ESTATES, UNIT VI, and being:

Lots 149 thru 156, inclusive, Lots 106 thru 109,
inclusive, Lots 347 and 348, Lots 447 thru 468,
inclusive, and Lots 545 thru 553, inclusive, DeCordova
Bend Estates, Unit VI, in the G. W. Lang Survey,
Abstract 328, and the J. R. Vannoy Survey, Abstract
573, and the 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 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
149 thru 156, inclusive, Lots 106 thru 109, inclusive, Lots 347 and 348, Lots 447
thru 468, inclusive, and Lots 545 thru 553 inclusive, DeCordova Bend Estates,
Unit VI, 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 VI, 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" desig-
nated as Lots 149 thru 156, inclusive, Lots 106 thru 109, inclusive, Lots 347 and

348, Lots 447 thru 468, inclusive, and Lots 545 thru 553, inclusive, DeCordova Bend Estates, Unit VI, in the G. W. Lang Survey, Abstract 328, J. R. Vannoy Survey, Abstract 573, and the 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 Crescent Drive, Country Club Drive, Fairway Drive and Laramie Trail, 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, above 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

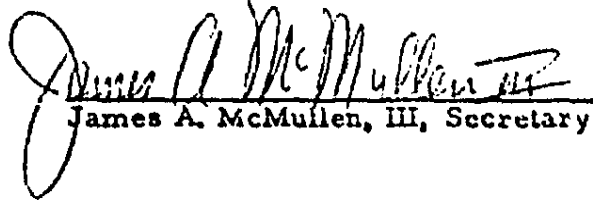
The restrictions, covenants, charges and liens set out in the dedication of DeCORDOVA BEND ESTATES, PHASE I, dated the 23rd day of May, 1969, and recorded in Vol. 150, page 303, Deed Records of Hood County, Texas, are hereby adopted as restrictions, covenants, charges and liens, running with the land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

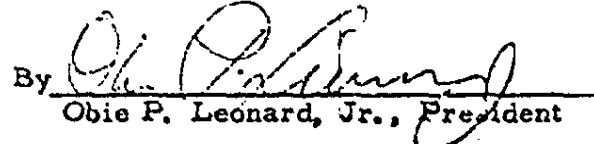
<u>Lots</u>	<u>Minimum Square Feet</u>
Lots 149 thru 156, inclusive	1,200
Lots 106 thru 109, inclusive	1,200
Lots 347 and 348	1,000
Lots 447 thru 468, inclusive	1,000
Lots 545 thru 553, inclusive	1,000

EXECUTED this the 28th day of April, 1970.

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

ATTEST:


James A. McMullen, III, Secretary

By 
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 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 28th day of April, 1970.


Notary Public, Tarrant County, Texas

DECORDOVA BEND ESTATES, UNIT SIX
FIELD NOTES

Field notes for dedication of Lots 149 thru 156, inclusive, Lots 106 thru 109, inclusive, Lots 347 and 348, Lots 447 thru 468, inclusive, and Lots 545 thru 553, inclusive, DeCordova Bend Estates in the G. W. Lang Survey, Abstract 328, the J. R. Vannoy Survey, Abstract 573, and the J. Dansty Survey, Abstract 150, Hood County, State of Texas;

BEGINNING at the Southwest corner of Lot 249-R, DeCordova Bend Estates, as the plat of record appears in Volume _____, Page _____, Plat Records of Hood County, Texas, said corner also being in the North right-of-way line of Fairway Drive, a 60-0/10 foot street as now dedicated;

THENCE with said North line of Fairway Drive South 70 degrees 35 minutes West, 73-4/10 feet to the beginning of a curve to the right having a radius of 511-27/100 feet, and with the arc of said curve in a North-westerly direction a distance of 650-85/100 feet to the end of the curve, and North 36 degrees 29 minutes West, 387-8/10 feet to the beginning of a curve to the left having a radius of 655-64/100 feet, and with the arc of the curve in a Northwesterly direction, a distance of 156-45/100 feet to the end of the curve, and North 50 degrees 08 minutes West, 129-5/10 feet to the beginning of a curve to the right having a radius of 625-01/100 feet, and with the arc of the curve approximately 96 feet to a North corner of Fairway Drive as previously dedicated (radius previously called 614-61/100 feet);

THENCE crossing Fairway Drive, with the previous North dedication line of said street South 55 degrees 17 minutes West, at approximately 61 feet, the point of intersection of the West line of Fairway Drive with the North line of Country Club Drive, a 60 foot street as previously dedicated, and continuing with the North line of said Country Club Drive, in all 180-3/10 feet to a point;

THENCE North 33 degrees 00 minutes West, 144-7/10 feet to a point;

THENCE North 25 degrees 05 minutes West, 198-4/10 feet to a point;

THENCE North 21 degrees 15 minutes West, 450-6/10 feet to a point;

THENCE North 66 degrees 14 minutes East, 155-0/10 feet to a point;

THENCE North 23 degrees 46 minutes West, 50-77/100 feet to a point;

THENCE North 66 degrees 14 minutes East, 60-0/10 feet to a point;

THENCE North 70 degrees 15 minutes East, 170-6/10 feet to a point;

THENCE South 17 degrees 31 minutes East, 168-97/100 feet to a point;

THENCE South 23 degrees 21 minutes East, 270-0/10 feet to a point;

THENCE South 23 degrees 46 minutes East, 90-0/10 feet to a point;

THENCE South 29 degrees 15 minutes East 152-4/10 feet to a point;

THENCE South 42 degrees 24 minutes East 75-0/10 feet to a point;

THENCE South 53 degrees 94 minutes East, 193-8/10 feet to a point in the proposed curved North right-of-way line of Laramie Trail;

THENCE with said right-of-way line with the arc of a curve to the left having a radius of 784-43/100 feet, in a Northeasterly direction, a distance of 91-67/100 feet;

THENCE North 27 degrees 35 minutes East, 160-0/10 feet to the beginning of a curve to the left having a radius of 597-14/100 feet and continuing with the curve in a Northeasterly direction 170-23/100 feet to a point;

THENCE South 78 degrees 45 minutes East 60-0/10 feet to a point in the arc of a curve having a radius of 657-14/100 feet;

THENCE with the arc of said curve, in a Southwesterly direction, 131-45/100 feet to a point;

EXHIBIT "A"

THENCE South 59 degrees 30 minutes East 68-9/10 feet to the beginning of a curve to the right having a radius of 470-92/100 feet, and continuing with the arc of said curve in a Southeasterly direction, a distance of 156-3/10 feet to the North corner of Choctaw Drive, a 50-0/10 foot street as previously dedicated;

THENCE crossing Choctaw Drive as previously dedicated, South 49 degrees 31 minutes West, at 50-0/10 feet to the Northeast corner of Lot 276, DeCordova Bend Estates, Unit III, according to the plat recorded in Volume _____, Page _____, Plat Records of Hood County, Texas and continuing with the North line of said Lot, in all 200-0/10 feet to the Northwest corner of said Lot 276;

THENCE North 36 degrees 06 minutes West, 65-0/10 feet to a point;

THENCE North 56 degrees 57 minutes West, 85-8/10 feet to a point;

THENCE South 27 degrees 35 minutes West 24-4/10 feet to the beginning of a curve to the right having a radius of 844-43/100 feet, and with the arc of said curve in a Southwesterly direction, a distance of 26-33/100 feet to a point;

THENCE South 29 degrees 40 minutes East, 110-0/10 feet to a point;

THENCE South 14 degrees 38 minutes East, 123-4/10 feet to a point;

THENCE South 22 degrees 27 minutes East, 155-6/10 feet to a point;

THENCE South 11 degrees 23 minutes East, 85-0/10 feet to a point;

THENCE South 06 degrees 45 minutes East, 78-5/10 feet to a point;

THENCE South 62 degrees 45 minutes East, 90-0/10 feet to a point;

THENCE South 82 degrees 58 minutes East, 97-4/10 feet to a point;

THENCE South 71 degrees 42 minutes East, 151-4/10 feet to a point;

THENCE North 84 degrees 45 minutes East, 151-4/10 feet to a point;

THENCE North 64 degrees 20 minutes East 89-9/10 feet to the Northwest corner of Lot 249-H, DeCordova Bend Estates, Unit III, as the plat of said addition appears of record in Volume _____, Page _____, Plat Record of Hood County, Texas;

THENCE with the West line of said Lot 249-H, South 19 degrees 25 minutes East, 150-0/10 feet to the place of beginning;

AND BEGINNING AGAIN at the most Westerly corner of Lot 148, DeCordova Bend Estates, Unit III, as the plat of record appears in Volume _____, Page _____, Plat Records of Hood County, Texas;

THENCE with the West line of said lot 148, South 26 degrees 56 minutes East, 295-4/10 feet to elevation 693 Lake Granbury and Brazos River Authority Datum;

THENCE with said elevation 693, South 67 degrees 13 minutes West, 227-7/10 feet, and South 89 degrees 14 minutes West, 143-0/10 feet, and South 74 degrees 32 minutes West, 177-0/10 feet, and South 79 degrees 51 minutes East, 409-8/10 feet to a point;

THENCE, departing elevation 693, North 07 degrees 56 minutes East, 349-5/10 feet to a point in the South right-of-way line of Crescent Drive;

THENCE with the South line of Crescent Drive, South 80 degrees 19 minutes East, 481-82/100 feet to the beginning of a curve to the left having a radius of 332-23/100 feet, and with the arc of said curve, in an Easterly direction, a distance of 212-32/100 feet to the end of the curve, and North 63 degrees 04 minutes East 70-7/10 feet to the place of beginning.

FILED FOR RECORD MAY 20, 1970 at 2:40 P. M.

RECORDED MAY 22, 1970 at 9:00 A. M.

BY: *David Ayer*
Deputy

EXHIBIT "A"

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS