

THE STATE OF TEXAS  
COUNTY OF HOOD

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I

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 the plan for subdividing said tract described into the lots as shown thereon, as a part of "DeCORDOVA BEND ESTATES, UNIT VII," and being:

Lots 301 thru 305, inclusive, Lots 317 thru 346, inclusive, and Lots 349 thru 375, inclusive, DeCordova Bend Estates, Unit VII, J. R. Vannoy Survey, Abstract 573, A. Farris Survey, Abstract 179, 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 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 301 thru 305, inclusive, Lots 317 thru 346, inclusive, and Lots 349 thru 375, inclusive, DeCordova Bend Estates, Unit VII, 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 VII, 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 301 thru 305, inclusive, Lots 317 thru 346, inclusive, and

Lots 349 thru 375, inclusive, DeCordova Bend Estates, Unit VII, J. R. Vannoy Survey, Abstract 573, A. Farris Survey, Abstract 179, 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 Laramie Trail, Conejos Drive, Cortez Drive, Choctaw Drive, Laredo Court, Arrow Court and Conejos 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.

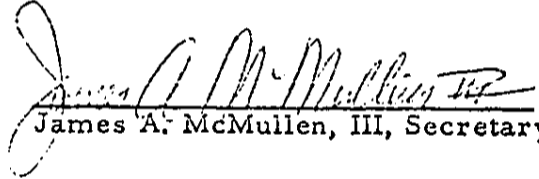
RESTRICTIONS AND COVENANTS

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 that Paragraph 20 providing for the minimum floor area of dwellings for particular lots shall read as follows:

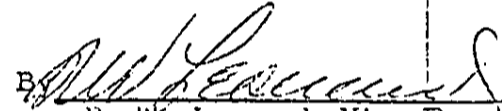
<u>Lots</u>	<u>Minimum Square Feet</u>
Lots 301 thru 305, inclusive	1,000
Lots 317 thru 346	1,000
Lots 349 thru 375	1,000

EXECUTED this the 29th day of April, 1970.

ATTEST:

  
James A. McMullen, III, Secretary

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

  
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 29th day of April, 1970.

  
Notary Public, Tarrant County, Texas

## Field notes for dedication of DeCordova Bend Estates, Unit VII;

All that certain lot, tract or parcel of land out of the J. R. Vannoy, Abstract 573; A Farris, Abstract 179; and J. Danshv, Abstract 150 Surveys, all in Hood County, Texas; being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot 306, DeCordova Bend Estates, Unit IV as recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Plat Records, Hood County, Texas, said corner also being in the curved North R.O.W. of Cortez Drive as previously dedicated;

THENCE along said curved R.O.W. with a radius of 2056-76/100 feet, whose center bears South 29 degrees 46 minutes East and with the arc of said curve to the left in a Southwesterly direction 373-3/10 feet to the end of said curve;

THENCE South 49 degrees 50 minutes West 35-0/10 feet to the beginning of a curve having a radius of 933-12/100 feet and with the arc of said curve to the right in a Southwesterly direction 91-71/100 feet to the intersection of the North R.O.W. of Cortez Drive and the Northeast R.O.W. of Choctaw Drive as previously dedicated;

THENCE with the Northeast R.O.W. of Choctaw Drive North 33 degrees 00 minutes West 24-7/10 feet to the beginning of a curve having a radius of 470-92/100 feet and with the arc of said curve to the left in a Northwesterly direction 217-8/10 feet to the end of said curve;

THENCE North 59 degrees 30 minutes West 68-9/10 feet to the intersection of the North R.O.W. of Choctaw Drive and the curved East R.O.W. of Laramie Trail as previously dedicated;

THENCE with said curved R.O.W. having a radius of 657-14/100 feet along the arc of said curve to the left in a Northerly direction 131-45/100 feet to the end of said curve;

THENCE North 73 degrees 45 minutes West 60-0/10 feet to a point in the West R.O.W. of Laramie Trail, said point also being the beginning of a curve having a radius of 597-14/100 feet and along the arc of said curve to the right in a Southerly direction 170-23/100 feet to the end of said curve;

THENCE South 27 degrees 35 minutes West 15-0/10 feet;

THENCE departing from the West R.O.W. of Laramie Trail North 62 degrees 25 minutes West 60-0/10 feet;

THENCE North 29 degrees 53 minutes West 812-8/10 feet;

THENCE North 38 degrees 57 minutes West 411-9/10 feet;

THENCE North 63 degrees 56 minutes West 283-1/10 feet;

THENCE North 84 degrees 01 minutes East 241-0/10 feet;

THENCE North 48 degrees 41 minutes East 128-9/10 feet;

THENCE North 00 degrees 12 minutes West 155-0/10 feet to a point in the curved North R.O.W. of Mojave Drive;

THENCE with said curved R.O.W. having a radius of 354-44/100 feet which bears South 00 degrees 12 minutes East and with the arc of said curve to the right in an Easterly direction 200-0/10 feet to the end of said curve;

THENCE South 57 degrees 52 minutes East 6-7/10 feet to the intersection of the North R.O.W. of Mojave Drive and the curved West R.O.W. of Laramie Trail as previously dedicated;

THENCE with the West R.O.W. of Laramie Trail along a curve having a radius of 637-11/100 feet which bears South 51 degrees 04 minutes East along the arc of said curve to the left in a Southerly direction 50-05/100 feet to the intersection of the South R.O.W. of Mojave Drive and the West R.O.W. of Laramie Trail as previously dedicated;

EXHIBIT "A"

THENCE with the South R.O.W. of Mojave Drive, as previously dedicated in Unit IV, DeCordova Bend Estates, South 57 degrees 52 minutes East 155-35/100 feet to the beginning of a curve having a radius of 311-91/100 feet and with the arc of said curve to the right in a Southeasterly direction 261-31/100 feet to the end of said curve;

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

THENCE South 31 degrees 08 minutes East 266-4/10 feet to the intersection of the Southwest R.O.W. of Mojave Drive and the North R.O.W. of Conejos Drive as previously dedicated;

THENCE with the North R.O.W. of Conejos Drive South 58 degrees 55 minutes West 15-25/100 feet;

THENCE crossing Conejos Drive as previously dedicated South 31 degrees 08 minutes East at 50-0/10 feet to the Northwest corner of Lot 316, Unit IV, an all 190-7/10 feet to the Southwest corner thereof, said point also being in the North line of Lot 306, Unit IV;

THENCE with the North line of Lot 306, South 60 degrees 42 minutes West 11-2/10 feet to the Northwest corner thereof;

THENCE with the West line of Lot 306, South 31 degrees 54 minutes East 138-5/10 feet to the Place of Beginning.

## EXHIBIT "A"

FILED FOR RECORD THIS THE 1 DAY OF May 1970 AT 3:30 P. M.  
 RECORDED THIS 4 DAY OF May 1970 AT 11:30 A. M.  
David Dyer  
 DEPUTY  
 BRUCE PRICE, COUNTY CLERK  
 HOOD COUNTY, TEXAS