

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 VIII, and being:

Lots 475-544, inclusive, and Lots 480-A, 487-A
and 491-A, DeCordova Bend Estates, Unit VIII,
A. Farris Survey, Abstract 179, and J. R. Vannov
Survey, Abstract 573, 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 475 thru
544, inclusive, and Lots 480-A, 487-A and 491-A, DeCordova Bend Estates, Unit
VIII, 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 VIII, 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 475 thru 544 inclusive, and Lots 480-A, 487-A and 491-A,
DeCordova Bend Estates, Unit VIII, in the A. Farris Survey, Abstract 179, and

J. R. Vannoy Survey, Abstract 573, 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 Sonora Drive, Corto Drive and Cimmaron 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 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

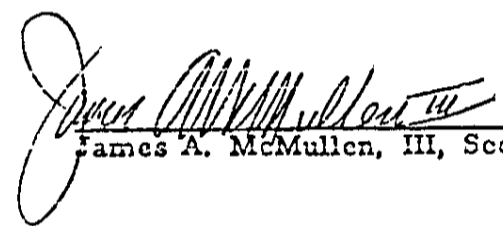
The restrictions, covenants, charges and liens set out in the dedication of DeCORDOVA BEND ESTATES, PHASE I, dated the 23rd day of May, 1969, and recorded in Vol. 150, page 303, Deed Records of Hood County, Texas, are hereby adopted as restrictions, covenants, charges and liens, running with the land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

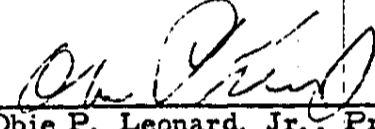
<u>Lots</u>	<u>Minimum Square Feet</u>
Lots 475-544, inclusive	1,000
Lots 480-A, 487-A and 491-A	1,000

EXECUTED this the 11th day of June, 1970.

ATTEST:

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


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 11th day of June, 1970.


Notary Public, Tarrant County, Texas

FIELD NOTES

Field notes for dedication of De Cordova Bend Estates, Unit VIII;

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

BEGINNING at the most Northerly Northeast corner of Lot 446, De Cordova Bend Estates, Unit IV as recorded in Volume _____, Page _____, Plat Records, Hood County, Texas, said point also being the Northwest corner of that certain tract conveyed to J. L. Rash by deed recorded in Vol. 110, Pg. 55, Deed Records, Hood County, Texas;

THENCE with the North line of Lot 446 North 65 degrees 09 minutes West 42-6/10 feet to the North corner thereof, in all, 93-4/10 feet to a point in the West R. O. W. of Sonora Drive;

THENCE with said R.-O. W. South 34 degrees 52 minutes West 251-2/10 feet to the beginning of a curve to the right having a radius of 638-61/100 feet and along its' arc 228-5/10 feet to the end of said curve;

THENCE South 55 degrees 22 minutes West 20-35/100 feet to the intersection of the West R. O. W. of Sonora Trail with the curved Northeast R. O. W. of Cimmaron Trail;

THENCE with said curved R. O. W. having a radius of 725-91/100 feet, the radius point bears South 53 degrees 24 minutes West and in a Northwesterly direction along the arc 274-24/100 feet to the end of said curve;

THENCE North 58 degrees 18 minutes West 9-0/10 feet to the intersection of the Northwest R. O. W. of Laramie Trail extended and the Northeast R. O. W. of Cimmaron Trail;

THENCE South 43 degrees 37 minutes West 61-3/10 feet to the West intersection of Cimmaron Trail and Laramie Trail;

THENCE North 58 degrees 18 minutes West 63-0/10 feet to the beginning of a curve having a radius of 722-60/100 feet and along the arc of the curve to the left and in a Northwesterly direction 137-0/10 feet to a point;

THENCE North 20 degrees 50 minutes East 60-0/10 feet to the beginning of a curve having a radius of 782-50/100 feet, the radius point bears South 20 degrees 50 minutes West, and along the arc of the curve to the right and in a Southeasterly direction 88-4/10 feet to the intersection of the Northeast R. O. W. of Cimmaron Trail with the centerline of Walnut Creek;

THENCE upstream with the centerline of Walnut Creek the following courses and distances:

North 25 degrees 19 minutes East 150-8/10 feet,
 South 77 degrees 33 minutes East 89-3/10 feet,
 North 88 degrees 27 minutes East 148-0/10 feet,
 North 64 degrees 22 minutes East 103-4/10 feet,
 North 50 degrees 17 minutes East 93-4/10 feet,
 North 26 degrees 42 minutes East 90-9/10 feet,
 North 28 degrees 01 minute East 90-6/10 feet,
 North 09 degrees 46 minutes West 106-3/10 feet,
 North 49 degrees 23 minutes West 215-3/10 feet,
 North 24 degrees 16 minutes West 179-9/10 feet,
 North 20 degrees 11 minutes West 120-1/10 feet,
 North 05 degrees 09 minutes West 190-4/10 feet,
 and North 41 degrees 29 minutes East 164-7/10 feet;

THENCE departing from the centerline of Walnut Creek to the North bank thereof North 29 degrees 55 minutes West 46-0/10 feet, said point also being the most Southerly Southwest corner of that certain tract conveyed to Billy C. James et ux by deed recorded in Vol. 124, Pg. 312-314, Deed Records, Hood County, Texas;

THENCE with the North bank of said Walnut Creek and the South line of said James property the following courses and distances:

North 32 degrees 46 minutes East 542-4/10 feet,
 North 47 degrees 15 minutes East 77-5/10 feet,
 North 51 degrees 49 minutes East 79-6/10 feet,
 North 75 degrees 43 minutes East 69-1/10 feet,
 South 78 degrees 22 minutes East 151-7/10 feet, to the Southeast corner of said James tract, said point also being the Southwest corner of Acton Cemetary;

THENCE continuing with the North bank of said creek and the South line of Acton Cemetary North 80 degrees 53 minutes East 105-1/10 feet to the Northwest corner of that certain tract conveyed to Fred McMeans by deed recorded in Vol. _____, Pg. _____, Deed Records, Hood County, Texas;

THENCE with the West line of the McMeans tract South 28 degrees 33 minutes East 1223-1/10 feet to a point in the North line of that certain tract conveyed to said J. L. Rash;

THENCE with the said North line of the J. L. Rash tract South 57 degrees 55 minutes West 1141-0/10 feet to the place of beginning.

Filed for Record June 24, 1970 at 11:00 A. M.

Recorded June 25, 1970 at 11:35 A. M.

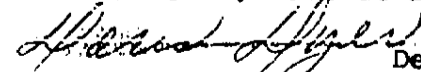
BY:  Deputy

EXHIBIT "A"
 BRUCE PRICE, COUNTY CLERK
 HOOD COUNTY, TEXAS