

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 sub-
dividing said tract described into the lots as shown thereon, as a part of DeCORDOVA
BEND ESTATES, UNIT IX, and being:

Lots 46-105, inclusive, and Lot 220-A, DeCordova
Bend Estates, Unit IX, George 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 46-105, inclusive, and
Lot 220-A, DeCordova Bend Estates, Unit IX, 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 IX, so as to provide for the preservation of the values and ameni-
ties 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., dba DeCORDOVA BEND
ESTATES, declares that the property specifically described as Exhibit "A" desig-
nated as Lots 46-105, inclusive, and Lot 220-A, DeCordova Bend Estates, Unit IX,
in the George W. Lang Survey, Abstract No. 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 Fairway Drive, DeLeon Drive and Goliad 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 46-105, inclusive	1,000
Lot 220-A	1,000

EXECUTED this the 23rd day of July, 1970.

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

ATTEST:

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

By Obie P. Leonard, Jr.
Obie P. Leonard, Jr., 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 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 23rd day of July, 1970.

Betty Jane Lewis
Notary Public, Tarrant County, Texas

Field Notes for dedication of Lots 46 to 105 and Lot 220-A, DeCordova Bend Estates; Unit IX, in the George W. Lang Survey, Abstract No. 328, Hood County, Texas.

All that certain lot, tract or parcel of land out of the George W. Lang Survey, Abstract 328, Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of Lot 223, DeCordova Bend Estates, according to the plat recorded in Volume _____, Page _____, Plat Records of Hood County, Texas, said point of beginning also being in the North right-of-way line of Fairway Drive;

THENCE with the East line of said Lot 223, North 18 degrees 30 minutes West 189-5/10 feet to the Northeast corner of said Lot 223;

THENCE with the North line of Lots 223 and 224, DeCordova Bend Estates, South 74 degrees 50 minutes West, passing the common North corner of said lots, in all 140-0/10 feet to a point in the North line of said Lot 224;

THENCE North 26 degrees 16 minutes West 146-0/10 feet to a point;

THENCE North 14 degrees 53 minutes West 126-3/10 feet to a point;

THENCE North 87 degrees 55 minutes West 28-3/10 feet to a point;

THENCE North 76 degrees 10 minutes West 505-6/10 feet to a point;

THENCE North 60 degrees 02 minutes East 360-0/10 feet to a point;

THENCE North 60 degrees 17 minutes East 1039-2/10 feet to a point in the West right-of-way line of State Farm to Market Highway No. 1190;

THENCE with said right-of-way line South 30 degrees 28 minutes East 1201-4/10 feet to a point, the Northwest corner of the intersection of said State Farm to Market Highway No. 1190 with said Fairway Drive;

THENCE with the North right-of-way line of said Fairway Drive, South 56 degrees 01 minute West 308-7/10 feet to the beginning of a curve to the right having a radius of 296-23/100 feet, and around the arc of said curve 255-3/10 feet to the end of said curve, and North 74 degrees 36 minutes West 165-6/10 feet to the beginning of a curve to the left having a radius of 604-19/100 feet, and around the arc of said curve 357-45/100 feet to the place of beginning.

FILED FOR RECORD THE 29 DAY OF *July* 1970 AT 9:30 A M.

RECORDED THE 30 DAY OF *July* 1970 AT 9:30 A M.
 BY: *Hershey* DEPUTY BRUCE PRICE, COUNTY CLERK
 HOOD COUNTY, TEXAS