

THE STATE OF TEXAS
COUNTY OF HOOD

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|
|

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

Lots 1364-1382, inclusive, DeCORDOVA BEND ESTATES, UNIT XXV, 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 or multiple family residences, areas for condominiums, 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 1364-1382, inclusive, DeCordova Bend Estates, Unit XXV, 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 XXV, so as to provide for the preservation of the values and amenities in said development and maintenance of the facilities thereof for 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 1364-1382, inclusive, DeCordova Bend Estates, Unit XXV, 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

THE STATE OF TEXAS |
 | KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HOOD |

WHEREAS, on the 30th day of June, 1971, a Dedication recorded in Vol. 1771, Page 177, Records of Hood County, Texas, was filed; and

WHEREAS, TEXLAN, INC., d/b/a DeCORDOVA BEND ESTATES, is desirous of amending said Dedication:

NOW, THEREFORE, said Dedication is hereby amended for all purposes to read as follows:

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

Lots 1364-1382, inclusive, DeCORDOVA BEND ESTATES, UNIT XXV, 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 or multiple family residences, areas for condominiums, 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 1364-1382, inclusive, DeCordova Bend Estates, Unit XXV, 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 XXV, so as to provide for the preservation of the values and amenities in said development and maintenance of the facilities thereof for the

WHEREAS, questions have arisen as to the permissible uses of certain lots in Unit XXV, DeCordova Bend Estates, under the provisions of instruments recorded in Volume 150, page 303, Volume 171, page 17, and Volume 173, page 197, Deed Records of Hood County, Texas; and

WHEREAS, Texlan, Inc. and the owners (under deed or contract of sale) of other of said lots desire to clarify of record that each of the lots owned by them is to be used only for a single family residence and related uses;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Texlan, Inc. and the other parties hereto, in consideration of the premises and of the mutual covenants undertaken herein, do hereby agree as follows:

1. Each of the lots in said Unit XXV owned by the parties executing this agreement shall be used only for one single family residence and related uses, all in accordance with paragraph 1 of instrument dated May 23, 1969, and recorded in Volume 150, page 303, Deed Records of Hood County, Texas. The lot owned by each party is set opposite his signature hereto.

2. No residence erected on any of said lots shall contain less than 1,000 square feet of floor space, as defined in paragraph 20 of said instrument of May 23, 1969.

3. This agreement may be executed by the owner of any lot in Unit XXV, DeCordova Bend Estates, as shown by plat of said unit recorded in Volume 1, page 80, Plat Records of Hood County, Texas.

4. As to the parties executing this agreement and the lots in Unit XXV owned by them, this agreement shall have the force and effect of adopting and making applicable to said lots the restrictions and covenants set out in the instrument dated September 1, 1971, recorded in Volume 173, page 197, Deed Records of Hood County, Texas, as clarified or modified by the provisions of paragraphs 1 and 2 hereof.

EXECUTED this 10th day of April, 1974.

TEXLAN, INC.
BY: [Signature] Lot No. 1377-1380, inclusive
President

ATTEST:

[Signature]
Asst. Secretary

DeCORDOVA BEND OWNERS ASSOCIATION, INC.
BY: [Signature] LOT No 1369 APRIL-27-1974
Vice President

ATTEST:

[Signature]
Secretary

[Signature] 1375
[Signature]

[Signature] 1371

[Signature] 1374

[Signature] 1373

[Signature] 1372

ATTEST:

[Signature]
Asst. Secretary

TEXLAN, INC.
BY: [Signature] 1370
R. W. Leonard, President

[Signature] 1376

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, President of TEXLAN, INC., 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., 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 12th day of September, 1974.

Jerrie A. Dillard
Notary Public in and for
Tarrant County, Texas
JERRIE A. DILLARD, Notary Public
Tarrant County, Texas

FILED FOR RECORD THE 25 DAY OF Sept 1974 AT 11:00 M.
RECORDED THE 26 DAY OF Sept. 1974 AT 9:00 A M.
BY: *Alvin Reynolds* Deputy BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS

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 1364-1382, inclusive, DeCordova Bend Estates, Unit XXV, 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, Fairway Drive and Thunderbird 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, 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:

1. That Paragraphs 1 and 20 regarding type of dwelling and minimum number of square feet required for each respective lot shall be amended to reflect the following:

<u>Lots</u>	<u>Minimum Sq. Ft.</u>	<u>Type of Dwelling Permitt</u>
Lots 1364-1366, inclusive	1,000 per unit	Single or Multiple Family
Lot 1367	600 per unit	Single or Multiple Family
Lots 1378, 1379 and 1380	1,000 per unit	Single or Multiple Family
Lots 1381 and 1382	600 per unit	Single or Multiple Family

2. That regarding Lots 1367, 1381 and 1382 Paragraph 4 of the Restrictions and Covenants described herein shall read as follows:

"4. No buildings, fence or structure of any kind shall be located on any lot nearer to the front line or nearer to the side lot line than as approved by Texlan, Inc., d/b/a DeCordova Bend Estates, a Texas corporation."

3. That regarding Lots 1367, 1381 and 1382 Paragraph 12 of the Restrictions and Covenants described herein shall read as follows:

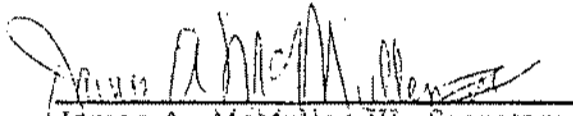
"12. No building, fence or structure of any kind shall be erected or altered on any lot until the plans therefor, including suitability of materials and design, specifications, plot-plan, and compatibility with surrounding lots have been approved in writing by Texlan, Inc., d/b/a DeCordova

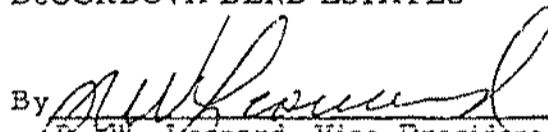
Bend Estates. In the event of disapproval of any such plans, specifications, materials, designs and/or plot-plans, notice of such disapproval shall be by delivery in person or by registered or certified letter addressed to the party submitting the same at an address which must be supplied with the submission. Any such notice may set forth the elements disapproved and the reason therefor, but need not contain suggestions as to methods to cure any matters or things disapproved. The judgment of Texlan, Inc., d/b/a DeCordova Bend Estates, in this respect and the exercise on its discretion shall be final and conclusive. If notice of disapproval of said plans, specifications, materials and/or plot-plans is not mailed within thirty (30) days after same have been submitted, it will be presumed that same have been approved."

EXECUTED this the 1st day of September, 1971.

ATTEST:

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


James A. McMullen III, Secretary

By 
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, 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 1st day of September, 1971.


Notary Public, Tarrant County, Texas

FIELD NOTES

Field notes for dedication of DE CORDOVA BEND ESTATES UNIT TWENTY-FIVE, Hood County, Texas, being more particularly described in three sections by metes and bounds as follows;

SECTION ONE

BEGINNING at a steel rod in the West line of CRESCENT DRIVE, as now dedicated, said point of beginning being South 31 degrees 51 minutes East 345-23/100 feet from the Southwest corner of the intersection of CRESCENT DRIVE and COUNTRY CLUB DRIVE, said point of beginning also being at elevation 693 Brazos River Authority Datum and in the shore line of Lake Granbury;

THENCE with the West line of CRESCENT DRIVE and departing from said elevation 693, South 31 degrees 51 minutes East 68-0/10 feet to the beginning of a curve to the left having a radius of 933-39/100 feet and Southeasterly around the arc of the curve 406-74/100 to the end of the curve and South 56 degrees 49 minutes East 324-9/10 feet to the beginning of a curve to the left having a radius of 510-77/100 feet and around the arc of the curve 100-0/10 feet to a steel rod;

THENCE departing from the West line of CRESCENT DRIVE South 41 degrees 25 minutes West 143-4/10 feet to a steel rod;

THENCE South 35 degrees 55 minutes East 38-9/10 feet to a steel rod at elevation 693 Brazos River Authority Datum in the shore line of Lake Granbury;

THENCE westerly and northeasterly along the meanders of said elevation 693 and with the shore line of Lake Granbury approximately 1293-6/10 feet to the place of beginning.

SECTION TWO

BEGINNING at a steel rod in the North line of FAIRWAY DRIVE said point being 7-5/10 feet South 65 degrees 18 minutes West from the Southeast corner of LOT 969 DE CORDOVA BEND ESTATES UNIT SIXTEEN;

THENCE along the North line of FAIRWAY DRIVE North 65 degrees 18 minutes East, at 7-5/10 feet the Southeast corner of said LOT 969, in all 93-4/10 feet to the beginning of a curve to the left having a radius of 920-98/100 feet and around the arc of the curve 158-78/100 feet to a steel rod;

THENCE North 14 degrees 10 minutes East 345-15/100 feet to a steel rod;

THENCE North 44 degrees 59 minutes East 71-2/10 feet to a steel rod;

THENCE North 10 degrees 16 minutes East, crossing Walnut Creek, in all 121-2/10 feet to a steel rod;

THENCE North 53 degrees 44 minutes East 152-1/10 feet to a steel rod;

THENCE South 44 degrees 38 minutes East, re-crossing Walnut Creek, in all 114-5/10 feet;

THENCE North 53 degrees 54 minutes East 38-4/10 feet to a steel rod;

THENCE South 37 degrees 26 minutes East 202-9/10 feet to a steel rod in the North line of FAIRWAY DRIVE;

THENCE with the North line of said street North 53 degrees 52 minutes East 141-85/100 feet to a steel rod, the Northwest corner of FAIRWAY DRIVE as previously dedicated with DE CORDOVA BEND ESTATES UNIT THIRTEEN;

THENCE with said previous dedication South 36 degrees 08 minutes East 60-0/10 feet to the Southwest corner thereof;

THENCE along the South line of FAIRWAY DRIVE as herein dedicated South 53 degrees 52 minutes West 166-1/10 feet to a steel rod;

THENCE South 22 degrees 39 minutes East 129-5/10 feet to a steel rod;

THENCE South 22 degrees 15 minutes West 34-3/10 feet to a steel rod;

THENCE South 53 degrees 09 minutes West 316-3/10 feet to a steel rod;

THENCE North 34 degrees 08 minutes West 148-0/10 feet to a steel rod in the South line of FAIRWAY DRIVE as dedicated herein;

THENCE with said South line South 53 degrees 52 minutes West 205-65/100 feet to the Southeast corner of the intersection of FAIRWAY DRIVE and COUNTRY CLUB DRIVE;

THENCE along the East line of COUNTRY CLUB DRIVE South 17 degrees 17 minutes East 242-69/100 feet to the beginning of a curve to the right having a radius 1367-76/100 feet and around the arc 204-1/10 feet to the end of the curve and South 8 degrees 44 minutes East 431-0/10 feet to the beginning of a curve to the left having a radius of 228-12/100 feet and around the arc 226-74/100 feet to the end of the curve and South 65 degrees 41 minutes East 239-2/10 feet to the Northeast corner of COUNTRY CLUB DRIVE as previously dedicated with LOT 674 DE CORDOVA BEND ESTATES according to the plat recorded in the Condominium Records of Hood County, Texas;

THENCE with said dedication South 24 degrees 19 minutes West 60-0/10 feet to the Northwest corner of said LOT 674;

THENCE with the West line of COUNTRY CLUB DRIVE North 65 degrees 41 minutes West 239-2/10 feet to the beginning of a curve to the right having a radius of 288-12/100 feet and around the arc of the curve 286-39/100 feet to the end of the curve and North 8 degrees 44 minutes West 431-0/10 feet to the beginning of a curve to the left having a radius of 1307-76/100 feet and around the arc 195-15/100 feet to the end of the curve and North 17 degrees 17 minutes West 223-80/100 feet to the Southwest corner of the intersection of COUNTRY CLUB DRIVE and FAIRWAY DRIVE;

THENCE Southwesterly along the South line of FAIRWAY DRIVE and with a curve to the right having a radius of 980-98/100 feet, with the arc 143-1/10 feet to the end of the curve and South 65 degrees 18 minutes West 93-4/10 feet to the Southeast corner of FAIRWAY DRIVE as dedicated with DE CORDOVA BEND ESTATES UNIT SIXTEEN;

THENCE with said dedicated line North 24 degrees 42 minutes West 60-0/10 feet to the place of beginning.

SECTION THREE

BEGINNING at a steel rod in the East line of THUNDERBIRD TRAIL at the Northwest corner of LOT 31, BLOCK 5 DE CORDOVA BEND ESTATES;

THENCE with the East line of THUNDERBIRD TRAIL North 12 degrees 59 minutes West 283-79/100 feet to the Southeast corner of the intersection of THUNDERBIRD TRAIL and FAIRWAY DRIVE;

THENCE Easterly with the curved South line of FAIRWAY DRIVE along a curve to the left having a radius of 356-23/100 feet to the end of the curve and the Southeast corner of FAIRWAY DRIVE as now dedicated;

THENCE with said dedicated line North 33 degrees 59 minutes West 60-0/10 feet;

THENCE with the South lines of LOTS 47 and 46 DE CORDOVA BEND ESTATES UNIT NINE North 56 degrees 01 minute East 308-7/10 feet to the Southeast corner of LOT 46 and the Northwest corner of the intersection of FAIRWAY DRIVE and STATE FARM-MARKET ROAD NO. 1190;

THENCE with the West line of said FARM-MARKET ROAD South 30 degrees 36 minutes East 180-95/100 feet to the Northeast corner of LOT 29, BLOCK 5 DE CORDOVA BEND ESTATES;

THENCE with the North lines of LOTS 29, 30 and 31 of said BLOCK 5, South 24 degrees 34 minutes West 345-71/100 feet and South 70 degrees 16 minutes West 233-3/10 feet to the place of beginning.

SEMPCO, INC.
JUNE 4, 1971

Louis M. Hawkins



FILED FOR RECORD THIS 14 DAY OF Sept 1971 AT 4:30 P. M.

RECORDED THIS 15 DAY OF Sept 1971 AT 10:30 A. M.

BY: *Bruce Price*

DEPUTY

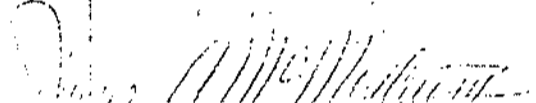
BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS

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 1 and Paragraph 20 regarding type of dwelling and minimum number of square feet required for each respective lot shall be amended to reflect the following:

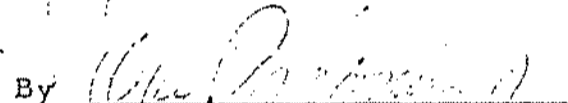
<u>Lots</u>	<u>Minimum Sq. Ft.</u>	<u>Type of Dwelling Permitted</u>
Lots 1364-1377, inclusive	1,000 per unit	Single or Multiple Family
Lots 1381 and 1382	1,000 per unit	Single or Multiple Family
Lots 1378, 1379 & 1380	1,000	Single Family

EXECUTED this the 30th day of June, 1971.

ATTEST:


James A. McMullen, III, Secretary

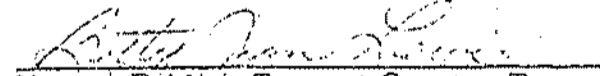
TEXLAN, INC., d/b/a
DeCORDOVA BEND ESTATES

By 
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 30th day of June, 1971.


Notary Public, Tarrant County, Texas

FIELD NOTES

Field notes for dedication of DE CORDOVA BEND ESTATES UNIT TWENTY FIVE, Hood County, Texas, being more particularly described in three sections by acres and bounds as follows;

SECTION ONE

BEGINNING at a steel rod in the West line of CRESCENT DRIVE, as now dedicated, said point of beginning being South 31 degrees 51 minutes East 145-22/100 feet from the Southwest corner of the intersection of CRESCENT DRIVE and COUNTRY CLUB DRIVE, said point of beginning also being at elevation 693 Brazos River Authority Datum and in the shore line of Lake Granbury;

THENCE with the West line of CRESCENT DRIVE and departing from said elevation 693, South 31 degrees 51 minutes East 68-0/10 feet to the beginning of a curve to the left having a radius of 923-39/100 feet and Southeasterly around the arc of the curve 406-74/100 to the end of the curve and South 53 degrees 40 minutes East 324-9/10 feet to the beginning of a curve to the left having a radius of 510-77/100 feet and around the arc of the curve 100-0/10 feet to a steel rod;

THENCE departing from the West line of CRESCENT DRIVE South 41 degrees 25 minutes East 143-4/10 feet to a steel rod;

THENCE South 35 degrees 55 minutes East 38-9/10 feet to a steel rod at elevation 693 Brazos River Authority Datum in the shore line of Lake Granbury;

THENCE westerly and Northeasterly along the meanders of said elevation 693 and with the shore line of Lake Granbury approximately 1293-6/10 feet to the place of beginning.

SECTION TWO

BEGINNING at a steel rod in the North line of FAIRWAY DRIVE said point being 7-5/10 feet South 63 degrees 18 minutes West from the Southeast corner of LOT 969 DE CORDOVA BEND ESTATES UNIT SIXTYNINE;

THENCE along the North line of FAIRWAY DRIVE North 63 degrees 18 minutes East, at 7-5/10 feet the Southeast corner of said LOT 969, in all 93-4/10 feet to the beginning of a curve to the left having a radius of 920-98/100 feet and around the arc of the curve 158-78/100 feet to a steel rod;

THENCE North 14 degrees 10 minutes East 345-15/100 feet to a steel rod;

THENCE North 44 degrees 59 minutes East 71-2/10 feet to a steel rod;

THENCE North 10 degrees 16 minutes East, crossing Walnut Creek, in all 121-2/10 feet to a steel rod;

THENCE North 53 degrees 44 minutes East 152-1/10 feet to a steel rod;

THENCE South 44 degrees 39 minutes East, re-crossing Walnut Creek, in all 114-5/10 feet;

THENCE North 53 degrees 54 minutes East 38-4/10 feet to a steel rod;

THENCE South 37 degrees 26 minutes East 202-9/10 feet to a steel rod in the North line of FAIRWAY DRIVE;

THENCE with the North line of said street North 52 degrees 52 minutes East 111-85/100 feet to a steel rod, the Northwest corner of FAIRWAY DRIVE as previously dedicated with DE CORDOVA BEND ESTATES UNIT THIRTEEN;

THENCE with said previous dedication South 36 degrees 08 minutes East 60-0/10 feet to the Southwest corner thereof;

THENCE along the South line of FAIRWAY DRIVE as herein dedicated South 53 degrees 52 minutes West 166-1/10 feet to a steel rod;

THENCE South 22 degrees 39 minutes East 129-5/10 feet to a steel rod;

THENCE South 22 degrees 15 minutes West 34-3/10 feet to a steel rod;

THENCE South 53 degrees 09 minutes West 316-3/10 feet to a steel rod;

THENCE North 34 degrees 08 minutes West 143-0/10 feet to a steel rod in the South line of FAIRWAY DRIVE as dedicated herein;

THENCE with said South line South 53 degrees 52 minutes West 205-65/100 feet to the Southeast corner of the intersection of FAIRWAY DRIVE and COUNTRY CLUB DRIVE;

THENCE along the East line of COUNTRY CLUB DRIVE South 17 degrees 17 minutes East 242-69/100 feet to the beginning of a curve to the right having a radius of 117-73/100 feet and around the arc 204-1/10 feet to the end of the curve and South 8 degrees 44 minutes East 431-0/10 feet to the beginning of a curve to the left having a radius of 223-12/100 feet and around the arc 220-24/100 feet to the end of the curve and South 05 degrees 41 minutes East 220-2/10 feet to the Northeast corner of COUNTRY CLUB DRIVE as previously dedicated with LOT 674 DE CORDOVA BEND ESTATES according to the plat recorded in the Condominium Records of Hood County, Texas;

THENCE with said dedication South 24 degrees 19 minutes West 60-0/10 feet to the Northwest corner of said LOT 674;

THENCE with the West line of COUNTRY CLUB DRIVE North 65 degrees 41 minutes West 219-2/10 feet to the beginning of a curve to the right having a radius of 223-12/100 feet and around the arc of the curve 286-38/100 feet to the end of the curve and North 8 degrees 44 minutes West 431-0/10 feet to the beginning of a curve to the left having a radius of 1307-76/100 feet and around the arc 193-15/100 feet to the end of the curve and North 17 degrees 17 minutes West 205-65/100 feet to the Southwest corner of the intersection of COUNTRY CLUB DRIVE and FAIRWAY DRIVE;

THENCE Southwesterly along the South line of FAIRWAY DRIVE and with a curve to the right having a radius of 960-98/100 feet, with the arc 143-1/10 feet to the end of the curve and South 65 degrees 18 minutes West 93-4/10 feet to the Southeast corner of FAIRWAY DRIVE as dedicated with DE CORDOVA BEND ESTATES UNIT SIXTEEN;

THENCE with said dedicated line North 24 degrees 42 minutes West 60-0/10 feet to the place of beginning.

SECTION THREE

BEGINNING at a steel rod in the East line of THUNDERBIRD TRAIL at the Northwest corner of LOT 31, BLOCK 5 DE CORDOVA BEND ESTATES;

THENCE with the East line of THUNDERBIRD TRAIL North 12 degrees 59 minutes West 283-79/100 feet to the Southeast corner of the intersection of THUNDERBIRD TRAIL and FAIRWAY DRIVE;

THENCE Easterly with the curved South line of FAIRWAY DRIVE along a curve to the left having a radius of 356-23/100 feet to the end of the curve and the Southeast corner of FAIRWAY DRIVE as now dedicated;

THENCE with said dedicated line North 33 degrees 59 minutes West 60-0/10 feet;

THENCE with the South lines of LOTS 47 and 46 DE CORDOVA BEND ESTATES UNIT NINE North 56 degrees 01 minute East 308-7/10 feet to the Southeast corner of LOT 46 and the Northwest corner of the intersection of FAIRWAY DRIVE and STATE FARM-MARKET ROAD NO. 1190;

THENCE with the West line of said FARM-MARKET ROAD South 30 degrees 36 minutes East 180-95/100 feet to the Northeast corner of LOT 29, BLOCK 5 DE CORDOVA BEND ESTATES;

THENCE with the North lines of LOTS 29, 30 and 31 of said BLOCK 5, South 24 degrees 34 minutes West 345-71/100 feet and South 70 degrees 16 minutes West 233-3/10 feet to the place of beginning.

SEMPCO, INC.
JUNE 4, 1971

Louis M. Hawkins


13 DAY OF *July* 1971
Debra Dyer DEPUTY
BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TENNESSEE