

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

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 tract 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 hereby adopted by Dedicator; and

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 Lot 1386, DeCordova Bend Estates, Unit XXVII, G. W. Lang Survey, Abstract 328, 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, 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 in Exhibit "A" designated as Lot 1386, DeCordova Bend Estates, Unit XXVII, 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.

Unit XXVII
Restriction

GF 8009
WARRANTY DEED

TEXAS STANDARD FORM

1121

BOOK 300 PAGE 45

The State of Texas,

County of HOOD

} Know All Men by These Presents:

That I, R. W. LEONARD,

of the County of Tarrant State of Texas for and in consideration

of the sum of - - - TEN AND NO/100 - - - - - (\$10.00) - - - - -

- - - - - DOLLARS

and other good and valuable consideration
to me in hand paid by

ROBERT W. GESFORD and wife, VIOLET J. GESFORD, as follows:

All cash, the receipt and sufficiency of which is heroby acknowledged by Grantor
herein:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

ROBERT W. GESFORD and wife, VIOLET J. GESFORD,

of the County of Hood State of Texas all that certain
lot, tract or parcel of land, lying and situated in Hood County, Texas, described
as follows:

Lot 1386-E, Unit XXVII, DeCORDOVA BEND ESTATES, a Subdivision in
Hood County, Texas, as shown by Plat of record in Vol. 3, Page 58, Plat
Records of Hood County, Texas, together with an undivided one-fifth (1/5)
interest in and to the Access Right-of-Way shown on said plat for the limited
purpose of affording ingress and egress to said lot from Crescent Drive.

As additional consideration, it is agreed by Grantees, their heirs, executors,
administrators and assigns, that the use of the above described premises shall
be restricted to:

- (1) The use of Lot 1386-E, Unit XXVII, is specifically limited to a single-family dwelling with a minimum floor area of 1,200 square feet; and
- (2) The use of the Access Right-of-Way is specifically limited to a roadway for the purpose of affording ingress and egress to Lots 1386-A, 1386-B, 1386-D, 1386-D and 1386-E from Crescent Drive.

which limitations shall run with the land.

It is further understood that to the extent same are in effect at this time, this conveyance is made and accepted subject to any and all restrictions, covenants, conditions and easements appearing of record in Volume 182, Page 530, Deed Records, Hood County, Texas, as well as the plat of said addition appearing of record in Volume 2, Page 58 (Slide A-182), Plat Records of Hood County, Texas, and is further subject to all other covenants, easements, restrictions, rights-of-way, and mineral reservations affecting the property conveyed herein that are valid, existing and properly of record.

This conveyance is subject to all unpaid taxes, if any, assessed against the above described property for the year 1977 and all subsequent years.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

ROBERT W. GESFORD and wife, VIOLET J. GESFORD, their heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

ROBERT W. GESFORD and wife, VIOLET J. GESFORD, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at Fort Worth, Texas,
this 15th day of May, 1979.



R. W. Leonard

Witness at request of Grantor:

SINGLE ACKNOWLEDGMENT

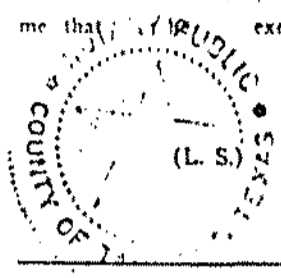
THE STATE OF TEXAS, }
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

R. W. Leonard

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 30th day of July A. D. 1979.



Phyllis Patras (Phyllis Patras)
Notary Public in and for Tarrant County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

whose name is subscribed to the foregoing instrument, known to me to be the person, a corporation, filed for record the 8 DAY OF Aug 1979 AT 11:45 M.

and was duly recorded by me on the 13 DAY OF Aug 1979 AT 9 A.M.

John Alkerman
DEPUTY

DORIS DYER, COUNTY CLERK
HOOD COUNTY, TEXAS

Notary Public in and for County, Texas

THE STATE OF TEXAS, }
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of A. D. 19 at o'clock M., and was duly recorded by me on the day of A. D. 19 in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk County, Texas

By..... FILED FOR RECORD Deputy.
AT..... M.

AUG 13 1979

Doris Dyer
Clerk County Court, Hood County, Texas

EASEMENTS

The easement designated on said plat as "Crescent Drive," hereinafter referred to as "Private Way," is 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 the facilities thereof and is reserved as a private way, and no right of the public generally shall accrue in and to such private way. Dedicator reserves to itself, its successors and assigns, the right to convey said easement 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 way 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 Way" 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 Paragraphs 1 and 20 regarding type of dwelling and minimum number of square feet required for Lot 1386 shall be amended to reflect the following:

<u>Lot</u>	<u>Minimum Number of Square Feet</u>	<u>Type of Dwelling Permitted</u>
1386	1,200	Single or Multiple Family

EXECUTED this the 11th day of May, 1972.

ATTEST:

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


James A. McMullen, III,
Secretary

By 
R. W. Leonard, Vice-President

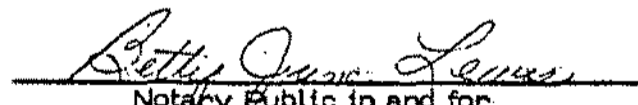
THE STATE OF TEXAS

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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 11th day of May, 1972.


Notary Public in and for
Tarrant County, Texas

FIELD NOTES

FIELD NOTES for DE CORDOVA BEND ESTATES, UNIT XXVII, out of the G. 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 1377, De Cordova Bend Estates, Unit XXV, recorded in Volume 1, Page 80, Plat Records, Hood County, Texas, said point being on the shoreline of Lake Granbury at elevation 693, Brazos River Authority Datum;

THENCE with the East line of said Lot 1377, North 35 degrees 55 minutes West 38-9/10 feet and North 41 degrees 25 minutes East 143-4/10 feet to the Northeast corner thereof, said point being in the curved South R.O.W. of Crescent Drive as recorded in De Cordova Bend Estates, Unit V, Volume 1, Page 42, Plat Records, Hood County, Texas;

THENCE with the arc of said curved R.O.W., to the left and in an Easterly direction, 109-45/100 feet to the end of said curve;

THENCE continuing with said R.O.W. South 80 degrees 19 minutes East 96-2/10 feet to the Northwest corner of Lot 106, De Cordova Bend Estates, Unit VI, recorded in Volume 1, Page 45, Plat Records, Hood County, Texas;

THENCE with the West line of said Lot 106, South 7 degrees 56 minutes West 349-5/10 feet to the Southwest corner thereof, said point being on the shoreline of Lake Granbury at elevation 693, Brazos River Authority Datum;

THENCE with the meanders of said shoreline and said elevation 693, Westerly approximately 200 feet and Northerly approximately 250 feet to the place of beginning.

SEMPCO, INC.
MAY 9, 1972

Louis M. Hawkins
R. P. S. No. 196

FILED FOR RECORD THE 18th DAY OF May 1972 AT 11:00 A M.

RECORDED THE 18 DAY OF May 1972 AT 4:00 P M.

BY: *Debra Sizer* DEPUTY

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS