

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

That INDIAN HARBOR, INC., a Texas Corporation (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 "INDIAN HARBOR, PHASE III," and being:

Lots 1 thru 96, inclusive.

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 and areas for recreational uses, with their allied facilities, and has caused the above described lots, specifically described in Exhibit "A" to be subdivided and platted 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 INDIAN HARBOR, PHASE III, 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, INDIAN HARBOR, INC. declares that the property specifically described in Exhibit "A" designated as Lots 1 thru 96, inclusive, Indian Harbor, Phase III, 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 Chisholm Trail, Lucero Drive,

Seneca Court East, Seneca Court West, Pawnee Trail, Ute Court, Tioga Court East, Tioga Court West and Blackhawk Court, hereinafter referred to as "Private Ways" are to provide Dedicator, its successors and assigns, and the owners of the various lots of Indian Harbor 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 INDIAN HARBOR 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 March 20, 1969, executed by Jenkins Garrett and recorded April 14, 1969, in Vol. 149, Page 488, Deed Records, Hood County, Texas.

INDIAN HARBOR, INC. 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 INDIAN HARBOR, dated the 25th day of September, 1969, and recorded in Vol. 154, page 88, 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.

EXECUTED this the 23rd day of July, 1970.

INDIAN HARBOR, INC.

ATTEST:

Betty June Lewis
Betty June Lewis, Secretary

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

Jay Shelton
Notary Public, Tarrant County, Texas

Field Notes for Dedication of Indian Harbor, Phase III, in the John Hamilton Survey, Hood County, Texas.

All that certain lot tract or parcel of land out of the John Hamilton Survey, Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North line of said John Hamilton Survey, said point also being at elevation 693.0 Brazos River Authority Datum and in the shore line of Lake Granbury;

THENCE Southerly and Westerly with elevation 693.0 Brazos River Authority Datum and along the meanders of the shore line of Lake Granbury approximately 3310-4/10 feet to a steel rod;

THENCE North 29 degrees 53 minutes West 810-9/10 feet to a point;

THENCE North 25 degrees 15 minutes West 94-5/10 feet to a point;

THENCE North 3 degrees 57 minutes West 64-4/10 feet to a point;

THENCE North 8 degrees 56 minutes West 132-9/10 feet to a point;

THENCE North 30 degrees 13 minutes East 135-0/10 feet to a point;

THENCE North 15 degrees 30 minutes East 235-9/10 feet to a point;

THENCE North 2 degrees 20 minutes East 215-0/10 feet to a point;

THENCE North 34 degrees 10 minutes West 145-0/10 feet to a point in the North line of said John Hamilton Survey;

THENCE with said survey line North 59 degrees 53 minutes East 654-4/10 feet to a point, and North 59 degrees 00 minutes East 696-9/10 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: *Harold Price* DEPUTY BRUCE PRICE, COUNTY CLERK
 HOOD COUNTY, TEXAS