

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

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 VII, and being:

Lots 425 through 431, 444, 453 through 467,
498 through 503, 511 and 512, 557 through
572 and 608, Indian Harbor, Phase VII, in
the Thos. Price and John Waits Surveys,
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 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 VII, so as to provide for the preservation of the values and amenities in said development and 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 425 through 431, 444, 453 through 467, 498 through 503, 511 and 512, 557

through 572 and 608, Indian Harbor, Phase VII, in the Thos. Price and John Waits Surveys, 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 "Apache Trail West," "Bandera Trail," "Bonita Drive," "Marana 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 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, except that Paragraph 6 shall read as follows: No building exceeding two stories in height shall be erected on any lot, and each residence shall have a minimum floor area of 1,000 square feet, exclusive of porches, stoops, open or closed carports, patios or garages.

Specifically excepted from this dedication is Lot 746, Indian Harbor, Phase VII, Hood County, Texas, said lot not being part of the property hereby dedicated and set out as subject to the herein described restrictions and covenants.

EXECUTED this the 5th day of November, 1971.

ATTEST:

Betty J. Lewis
Betty J. Lewis, Secretary

INDIAN HARBOR, INC.

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 16 day of November, 1971.

Handwritten Signature
Notary Public in and for Tarrant County,
Texas

FIELD NOTES

Field notes for dedication of Indian Harbor, Phase VII, in the Thos. Price and John Waits Surveys, Hood County, Texas.

All that certain lot, tract or parcel of land out of the Thos. Price and John Waits Surveys in Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northeast line of a County Road in said John Waits Survey, said point of beginning being North 30 degrees 06 minutes West 957-75/100 feet and North 29 degrees 38 minutes West 542-61/100 feet along the Northeast line of said County Road from the Northwest corner of Indian Harbor, Phase IV, Hood County, Texas, according to the plat recorded in Volume 1, Page 72, Plat Records of Hood County, Texas;

THENCE with the Northeast line of said County Road, North 29 degrees 38 minutes West 133-7/10 feet to a steel rod, North 33 degrees 22 minutes West, crossing the line common to said Waits and Price Surveys, in all 1010-35/100 feet to a steel rod, and North 32 degrees 42 minutes West 232-7/10 feet to a steel rod at the Southeast corner of the intersection of said County Road with a road running in a Northeasterly-Southwesterly direction;

THENCE, departing from said County Road and along the Southeast line of said road running in a Northeasterly-Southwesterly direction, North 61 degrees 29 minutes East 1248-5/10 feet to a steel rod, and North 59 degrees 49 minutes East 615-85/100 feet to a steel rod;

THENCE, departing from said road, South 58 degrees 13 minutes East 512-2/10 feet to a point in a curve having a radius of 877-05/100 feet;

THENCE in a Southerly direction around the arc of said curve to the left, crossing the line common to said Price and Waits Surveys, in all 201-0/10 feet to a steel rod;

THENCE South 74 degrees 46 minutes East 155-7/10 feet to a steel rod;

THENCE South 14 degrees 36 minutes West 137-4/10 feet to a steel rod in a curve having a radius of 1469-98/100 feet;

THENCE in an Easterly direction around the arc of said curve to the right 217-3/10 feet to a point;

THENCE South 22 degrees 02 minutes West 60-0/10 feet to a steel rod;

THENCE South 18 degrees 03 minutes West 352-2/10 feet to a steel rod;

THENCE South 64 degrees 02 minutes East 173-55/100 feet to a steel rod;

THENCE South 57 degrees 47 minutes West 402-75/100 feet to a steel rod;

THENCE South 62 degrees 41 minutes West 50-0/10 feet to a point in a curve having a radius of 240-65/100 feet;

THENCE in a Northwesterly direction around the arc of said curve to the

DEED 175

left 45-45/100 feet to a steel rod;
THENCE South 45 degrees 30 minutes West 174-35/100 feet to a steel rod;
THENCE South 25 degrees 46 minutes East 37-4/10 feet to a steel rod;
THENCE South 62 degrees 20 minutes West 170-1/10 feet to a steel rod;
THENCE South 62 degrees 21 minutes West 50-0/10 feet to the beginning of a curve to the right having a radius of 454-22/100 feet, and in a Northerly direction around the arc of said curve 28-0/10 feet to a steel rod;
THENCE South 65 degrees 28 minutes West 150-75/100 feet to a steel rod;
THENCE North 27 degrees 20 minutes West 25-9/10 feet to a steel rod;
THENCE South 55 degrees 34 minutes West 160-05/100 feet to a steel rod;
THENCE South 56 degrees 00 minutes West 50-0/10 feet to a point;
THENCE North 34 degrees 00 minutes West 20-0/10 feet to a steel rod;
THENCE South 58 degrees 09 minutes West 621-1/10 feet to the place of beginning.

SEMPCO, INC.
Oct. 12, 1971

FILED FOR RECORD THE 10 DAY OF Apr. 1971 AT 4:15 P M.
RECORDED THE 11 DAY OF Apr. 1971 AT 9:00 A M.
S. L. S. DEPUTY
BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS