

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 VIII, and being:

Lots 504 thru 506, 535 and 536, 573 thru 607,
609 thru 647, 931 and 1006, INDIAN HARBOR,
PHASE VIII, John Waits Survey and Thomas
Price Survey, 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 VIII, 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 504 thru 506, 535 and 536, 573 thru 607, 609 thru 647, 931 and 1006, Indian Harbor, Phase VIII, 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," "Verde Trail," "Laramie Trail," "Laramie Court," "Tejas Trail," "Seminole Trail" and "Bandera Trail", 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 easements 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 car-ports, patios or garages.

EXECUTED this the 7th day of November, 1971.

ATTEST:

Betty June Lewis
Betty June Lewis, Secretary

INDIAN HARBOR, INC.

By Obie P. Leonard, Jr.
Obie P. Leonard, Jr.,
Vice-President

THE STATE OF TEXAS I
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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 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 7th day of November, 1971.

Harold A. Leonard
Notary Public in and for
Tarrant County, Texas

FIELD NOTES

Field notes for dedication of Indian Harbor, Phase VIII, in the John Waits and Thomas Price Surveys, Hood County, Texas

All that certain lot, tract or parcel of land out of the John Waits Survey, Abstract 531, and the Thomas Price Survey, Abstract 439, Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the most Northerly Northeast corner of Indian Harbor, Phase VII, Hood County, Texas, according to the plat recorded in Volume 1, Page _____, Plat Records of Hood County, Texas;

THENCE North 59 degrees 49 minutes East 1913-0/10 feet to a point;

THENCE South 30 degrees 11 minutes East 212-0/10 feet to a point;

THENCE South 61 degrees 43 minutes East 242-75/100 feet to a point;

THENCE South 74 degrees 50 minutes East 50-0/10 feet to a point in a curve to the left having a radius of 513-47/100 feet;

THENCE in a Southeasterly direction around the arc of said curve 370-88/100 feet to the end of said curve;

THENCE South 26 degrees 13 minutes East 257-0/10 feet to the beginning of a curve to the right having a radius of 554-35/100 feet, and in a Southerly direction around the arc of said curve 125-15/100 feet to the end of said curve;

THENCE South 13 degrees 17 minutes East 26-05/100 feet to a point;

THENCE South 8 degrees 28 minutes East 60-0/10 feet to a point in a curve to the left having a radius of 238-0/10 feet;

THENCE in a Westerly direction around the arc of said curve 34-95/100 feet to the end of said curve;

THENCE South 73 degrees 07 minutes West 136-0/10 feet to the beginning of a curve to the left having a radius of 242-0/10 feet, and in a Southwesterly direction around the arc of said curve 441-38/100 feet to the end of said curve;

THENCE South 58 degrees 37 minutes West 60-0/10 feet to a point in a curve to the right having a radius of 302-0/10 feet;

THENCE in a Northwesterly direction around the arc of said curve 46-47/100 feet to a point;

THENCE South 83 degrees 35 minutes West 37-55/100 feet to the beginning of a curve to the left having a radius of 377-14/100 feet, and in a Southwesterly direction around the arc of said curve 128-35/100 feet to a point;

THENCE South 31 degrees 16 minutes East 92-55/100 feet to a point;

THENCE South 60 degrees 49 minutes West 216-2/10 feet to a point;

THENCE South 56 degrees 34 minutes West 60-0/10 feet to a point;

THENCE South 53 degrees 09 minutes West 208-2/10 feet to a point;

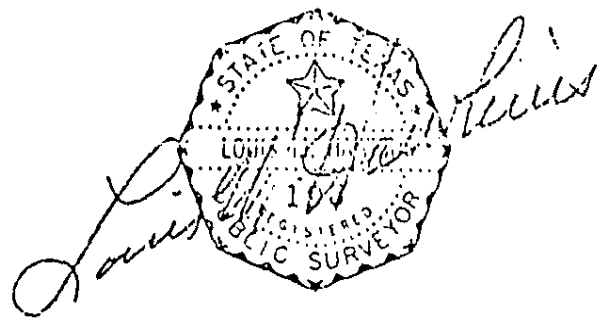
THENCE South 13 degrees 38 minutes East 9-8/10 feet to a point;

THENCE South 81 degrees 12 minutes West 223-1/10 feet to a point in a curve to the left having a radius of 988-20/100 feet, and in a Southerly direction around the arc of said curve 85-3/10 feet to a point;

THENCE South 77 degrees 22 minutes West 50-0/10 feet to a point;

THENCE South 72 degrees 26 minutes West 398-0/10 feet to the Southeast corner of said Indian Harbor, Phase VII, Hood County, Texas;

THENCE with the East line of said Indian Harbor, Phase VII, North 64 degrees 02 minutes West 173-55/100 feet to a point, North 18 degrees 03 minutes East 352-2/10 feet to a point; North 22 degrees 02 minutes East 60-0/10 feet to a point in a curve to the left having a radius of 1529-98/100 feet, and in a Northwesterly direction around the arc of said curve 217-3/10 feet to a point; North 14 degrees 36 minutes East 137-4/10 feet to a point; North 74 degrees 46 minutes West 155-7/10 feet to a point in a curve to the right having a radius of 877-05/100 feet, and in a Northeasterly direction around the arc of said curve 201-0/10 feet to a point, North 60 degrees 13 minutes West 50-0/10 feet to a point, and North 58 degrees 13 minutes West 452-2/10 feet to the place of beginning.



SEMFCO, INC.
October 25, 1971

FILED FOR RECORD THE 10 DAY OF Nov. 1971 AT 4:15 P M.
RECORDED THE 11 DAY OF Nov. 1971 AT 9: A M.

BY: *David Dyer*

DEPUTY

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS