

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 XII, and being:

Lots 749, 853 thru 885, 1007 thru 1012, 1046 thru 1054,  
1069 thru 1081, 1087 thru 1114 and 1116 thru 1125,  
INDIAN HARBOR, PHASE XII, Thomas 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 XII, 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 749, 853 thru 885, 1007 thru 1012, 1046 thru 1054, 1069 thru 1081, 1087 thru 1114 and 1116 thru 1125, INDIAN HARBOR, PHASE XII, 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.

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 5th day of January, 1972.

ATTEST:

INDIAN HARBOR, INC.

Betty Juan Lewis  
Betty Juan Lewis, Secretary

By Obie P. Leonard, Jr.  
Obie P. Leonard, Jr.  
Vice-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 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 5th day of January, 1972.

Norman D. [Signature]  
Notary Public in and for  
Tarrant County, Texas

FIELD NOTES

Field notes for dedication of Indian Harbor, Phase XII, 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 Survey, Abstract 439, and the John Waits Survey, Abstract 581, Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the most Easterly Southeast corner of Indian Harbor, Phase VIII, Hood County, Texas, according to the plat recorded in Volume 1, Page \_\_\_\_, Plat Records of Hood County, Texas;

THENCE with the most Easterly East line of said Indian Harbor, Phase VIII, North 8 degrees 28 minutes West 60-0/10 feet, North 13 degrees 17 minutes West 26-05/100 feet to the beginning of a curve to the left having a radius of 554-35/100 feet, and in a Northwesterly direction around the arc of said curve 125-15/100 feet to the end of said curve, North 26 degrees 13 minutes West 257-0/10 feet to the beginning of a curve to the right having a radius of 513-47/100 feet, and in a Northeasterly direction around the arc of said curve 370-88/100 feet to a point, North 74 degrees 50 minutes West 50-0/10 feet, North 61 degrees 43 minutes West 242-75/100 feet, and North 30 degrees 11 minutes West 212-0/10 feet to the Northeast corner of said Indian Harbor, Phase VIII;

THENCE, departing from said Indian Harbor, Phase VIII, North 59 degrees 49 minutes East 312-4/10 feet to a point;

THENCE North 59 degrees 18 minutes East 1513-6/10 feet to a point;

THENCE South 30 degrees 42 minutes East 175-0/10 feet to a point;

THENCE North 59 degrees 25 minutes East 60-0/10 feet to a point;

THENCE South 52 degrees 21 minutes East 234-5/10 feet to a point in a curve to the right having a radius of 50-0/10 feet, and in a Northeasterly, Easterly and Southerly direction around the arc of said curve 157-05/100 feet to the end of said curve;

THENCE South 32 degrees 33 minutes East 197-15/100 feet to a point in a curve to the right having a radius of 695-33/100 feet, and in a Northeasterly direction around the arc of said curve 7-3/10 feet to a point;

THENCE South 29 degrees 53 minutes East 50-0/10 feet to a point;

THENCE South 27 degrees 13 minutes East 215-2/10 feet to a point;

THENCE South 57 degrees 27 minutes West 55-0/10 feet to a point;

THENCE South 32 degrees 33 minutes East 110-0/10 feet to a point;

THENCE South 4 degrees 51 minutes East 178-7/10 feet to a point in a curve to the right having a radius of 531-66/100 feet, and in an Easterly direction around the arc of said curve 123-0/10 feet to the end of said curve;

THENCE South 83 degrees 26 minutes East 15-2/10 feet to a point;

THENCE South 6 degrees 34 minutes West 200-0/10 feet to a point;

EASEMENTS

Easements designated on said plat as Apache Circle, Iowa Court, Shawnee Trail, Chippewa Trail, Seminole Trail, Cochise Trail and Chippewa 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 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.

THENCE North 85 degrees 00 minutes West 141-3/10 feet to a point;  
THENCE South 34 degrees 58 minutes West 182-0/10 feet to a point;  
THENCE South 57 degrees 28 minutes West 480-0/10 feet to a point;  
THENCE North 73 degrees 32 minutes West 91-0/10 feet to a point;  
THENCE South 41 degrees 44 minutes West 134-8/10 feet to a point;  
THENCE South 42 degrees 02 minutes West 50-0/10 feet to a point in a curve  
to the left having a radius of 1923-67/100 feet, and in a Northwesterly  
direction around the arc of said curve 105-2/10 feet to a point;  
THENCE South 41 degrees 32 minutes West 216-7/10 feet to a point;  
THENCE North 44 degrees 44 minutes West 62-0/10 feet to a point;  
THENCE South 40 degrees 05 minutes West 179-0/10 feet to a point in a curve  
to the right having a radius of 50-0/10 feet, and in a Southerly, Westerly  
and Northwesterly direction around the arc of said curve 144-65/100 feet  
to the end of said curve;  
THENCE South 55 degrees 50 minutes West 233-85/100 feet to a point;  
THENCE South 60 degrees 39 minutes West 60-0/10 feet to a point in a curve  
to the left having a radius of 238-0/10 feet, and in a Northwesterly direction  
around the arc of said curve 287-1/10 feet to the place of beginning.

SEMFCO. INC.  
November 24, 1971

FILED FOR RECORD THE 5 DAY OF Jan 1972 AT 3:45 P. M.

RECORDED THE 6 DAY OF Jan 1972 AT 9:00 A. M.

Doris Dyer

DEPUTY

BRUCE PRICE, COUNTY CLERK  
HOOD COUNTY, TEXAS