

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 XI, and being:

Lots 507 thru 510, 530 thru 534, 537 thru
540, 542 thru 556, 748, 894 thru 903, 910
thru 915, 920 thru 930, 932 thru 947, 949
thru 952, 962 thru 973 and 991 thru 997,
John Waits 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 and multi-family residences with areas for mobile homes 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 XI, 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 above described and more particularly described by metes and bounds in Exhibit "A" 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 Brazos Drive, Mojave Trail, Verde Trail, Ajo Court, Tejas Trail, Pima Court, Hondo Court, Apache Circle, Apache Trail East and Brazos 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 following described lots, to-wit:

Lots 507 thru 510, inclusive, 530 thru 534, inclusive, 537 thru 540, inclusive, 748, 894 thru 903, inclusive, 920 thru 930, inclusive, 932 thru 940, inclusive, and 962 thru 973, inclusive, John Waits Survey, Indian Harbor, Phase XI, Hood County, Texas,

and such restrictions, charges, covenants, and liens and any amendments and additions made thereto, are hereby incorporated as a part hereof, except that Paragraphs 4 and 6 regarding type of dwelling and minimum number of square feet required for each respective lot shall be amended to reflect the following:

<u>Lots</u>	<u>Minimum Sq. Feet</u>	<u>Type of Dwelling Permitted</u>
507 thru 510, inclusive	1,000	Single Family
530 thru 534, inclusive	1,000	Single Family
537 thru 540, inclusive	1,000	Single Family
748	1,000	Single Family
894 thru 903, inclusive	1,000	Single Family
920 thru 930, inclusive	1,000	Single Family
932 thru 940, inclusive	1,000	Single Family
962	1,000	Single Family
963 thru 973, inclusive	1,000 per unit	Multi Family (2 units per lot, or 3 units per lot if adjacent lots are purchased)

The restrictions, covenants, charges and liens set out in the dedication of INDIAN HARBOR, PHASE II (Mobile Home Restrictions), dated the 24th day of September, 1970, and recorded in Vol. 162, Page 83, Deed Records of Hood County, Texas, are hereby adopted as restrictions, covenants, charges and liens, running with the following described lots, to-wit:

Lots 542 thru 556, inclusive, 910 thru 915, inclusive, 941 thru 947, inclusive, 949 thru 952, inclusive, and 991 thru 997, inclusive, John Waits Survey, Indian Harbor, Phase XI, Hood County, Texas,

and such restrictions, charges, covenants, and any amendments and additions made thereto, are hereby incorporated as a part hereof.

EXECUTED this the 4th day of February, 1972.

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 : :
 : :
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 9th day of February, 1972.



Notary Public in and for Tarrant County,
Texas

FIELD NOTES

Field notes for dedication of Indian Harbor, Phase XI, in the John Waits Survey, Hood County, Texas.

All that certain lot, tract or parcel of land out of the John Waits Survey, Abstract 581, Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North line of Indian Harbor, Phase IV, Hood County, Texas, according to the plat recorded in Volume 1, Page 72, Plat Records of Hood County, Texas, said point of beginning also being the Southeast corner of Indian Harbor, Phase X, Hood County, Texas, according to the plat recorded in Volume ____, Page ____, Plat Records of Hood County, Texas;

THENCE with the East line of Indian Harbor, Phase X, North 27 degrees 42 minutes West 227-9/10 feet to a point; North 25 degrees 51 minutes West 50-0/10 feet to a point; South 64 degrees 09 minutes West 57-2/10 feet to a point; North 26 degrees 38 minutes West 207-4/10 feet to a point; North 24 degrees 35 minutes West 215-0/10 feet to a point; North 22 degrees 45 minutes West 50-0/10 feet to a point; South 67 degrees 15 minutes West 18-75/100 feet to a point; North 22 degrees 19 minutes West 204-5/10 feet to a point; South 51 degrees 08 minutes West 46-0/10 feet to a point; and North 23 degrees 36 minutes West 537-8/10 feet to the Northeast corner of Indian Harbor, Phase X, a Southeast corner of Indian Harbor, Phase VII, Hood County, Texas, according to the plat recorded in Volume 1, Page ____, Plat Records of Hood County, Texas, and an angle point in the South line 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 South line of said Indian Harbor, Phase VIII, North 72 degrees 35 minutes East 387-6/10 feet to a point; North 78 degrees 22 minutes East 50-0/10 feet to a point in a curve to the right having a radius of 988-20/100 feet, and in a Northerly direction around the arc of said curve 85-3/10 feet to a point; North 81 degrees 12 minutes East 223-1/10 feet to a point; North 13 degrees 38 minutes West 9-81/100 feet to a point; North 53 degrees 09 minutes East 208-2/10 feet to a point; North 56 degrees 34 minutes East 60-0/10 feet to a point; North 60 degrees 49 minutes East 216-2/10 feet to a point; North 31 degrees 16 minutes West 92-55/100 feet to a point in a curve to the right having a radius of 377-14/100 feet, and in an Easterly direction around the arc of said curve 128-35/100 feet to the end of said curve; North 83 degrees 35 minutes East 37-55/100 feet to a point in a curve to the left having a radius of 302-00/100 feet, and in a Southeasterly direction around the arc of said curve 46-47/100 feet to the end of said curve; North 58 degrees 37 minutes East 60-0/10 feet to the beginning of a curve to the right having a radius of 242-00/100 feet, and in a Northerly direction around the arc of said curve 441-38/100 feet to the end of said curve; North 73 degrees 07 minutes East 136-0/10 feet to the beginning of a curve to the right having a radius of 238-0/10 feet, and in an Easterly and Southerly direction around the arc of said curve, at 34-95/100 feet the Southeast corner of said Indian Harbor, Phase VIII, in all 518-19/100 feet to the end of said curve;

THENCE South 17 degrees 52 minutes West 117-25/100 feet to a point;

THENCE South 72 degrees 08 minutes East 60-0/10 feet to a point;

THENCE South 76 degrees 57 minutes East 127-35/100 feet to the beginning of a curve to the left having a radius of 325-0/10 feet, and in an Easterly direction around the arc of said curve 145-0/10 feet to a point;

Sheet 1 of 2 sheets

EXHIBIT "A"

THENCE South 12 degrees 04 minutes East 141-0/10 feet to a point;

THENCE South 87 degrees 22 minutes West 174-0/10 feet to a point;

THENCE South 49 degrees 24 minutes East 205-85/100 feet to a point in a curve to the right having a radius of 50-0/10 feet, and in an Easterly and Southerly direction around the arc of said curve 148-6/10 feet to the end of said curve;

THENCE South 56 degrees 51 minutes East 20-0/10 feet to the beginning of a curve to the right having a radius of 231-15/100 feet, and in a Southeasterly direction around the arc of said curve 141-2/10 feet to the end of said curve and the beginning of a curve to the left having a radius of 385-39/100 feet, and in a Southeasterly direction around the arc of said curve 121-05/100 feet to the end of said curve;

THENCE South 39 degrees 51 minutes East 25-0/10 feet to a point;

THENCE North 50 degrees 09 minutes East 16-75/100 feet to a point;

THENCE South 39 degrees 51 minutes East 50-0/10 feet to a point;

THENCE South 40 degrees 43 minutes East 233-7/10 feet to a point in the North line of Indian Harbor, Phase II, Hood County, Texas, according to the plat recorded in Volume 1, Page 62, Plat Records of Hood County, Texas;

THENCE with the North line of Indian Harbor, Phases II and IV, South 59 degrees 53 minutes West 2103-0/10 feet to the place of beginning.

SEMPCO, INC.
November 10, 1971

FILED FOR RECORD THE 22 DAY OF Feb 1972 AT 11:20 A M.
RECORDED THE 22 DAY OF Feb 1972 AT 3:30 P M.
BY Doris Sykes DEPUTY BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS