

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 XIII, and being:

Lots 848 thru 852, 886 thru 893, 916, 953
thru 961, 974 thru 990, 998 thru 1005, 1013
thru 1045, 1055 thru 1068, Indian Harbor,
Phase XIII, 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 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 XIII, 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 848 thru 852, 886 thru 893, 916, 953 thru 961, 974 thru 990, 998 thru 1005, 1013 thru 1045, 1055 thru 1068, Indian Harbor, Phase XIII, John Waits Survey, 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 Circle," "Corto Court," "Apache Trail East," "Brazos Drive," "Seminole Trail," "Laredo Drive," "Chisholm Trail North," 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 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 486, 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 848 thru 852, inclusive, 886 thru 893, inclusive, 916, 958 thru 961, inclusive, 974 thru 981, inclusive, 987 thru 990, inclusive, 1017 thru 1030, inclusive, 1034 thru 1045, inclusive, 1055 thru 1068, inclusive, John Waits Survey, 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 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 garage.

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 953 thru 957, inclusive, 982 thru 986, inclusive, 998 thru 1005, inclusive, 1013 thru 1016, inclusive, and 1031 thru 1033, inclusive, John Waits Survey, 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 3rd day of March, 1972.

ATTEST:

Betty June Lewis
Betty June Lewis, Secretary

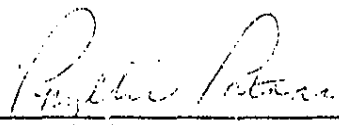
INDIAN HARBOR, INC.

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 3rd
day of March, 1972.



Notary Public in and for
Tarrant County, Texas

EXHIBIT "A"

FIELD NOTES

Field notes for dedication of Indian Harbor, Phase XIII, 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 II, Hood County, Texas, according to the plat recorded in Volume 1, Page 62, Plat Records of Hood County, Texas, said point of beginning also being the Southeast corner of Indian Harbor, Phase XI, Hood County, Texas, according to the plat recorded in Volume 1, Page , Plat Records of Hood County, Texas;

THENCE with the East line of said Indian Harbor, Phase XI, North 40 degrees 43 minutes West 233-7/10 feet to a point; North 39 degrees 51 minutes West 50-0/10 feet to a point; South 50 degrees 09 minutes West 16-75/100 feet to a point; North 39 degrees 51 minutes West 25-0/10 feet to the beginning of a curve to the right having a radius of 385-39/100 feet, and in a Northwesterly direction around the arc of said curve 121-05/100 feet to the end of said curve and the beginning of a curve to the left having a radius of 231-15/100 feet, and in a Northwesterly direction around the arc of said curve 141-2/10 feet to the end of said curve; North 56 degrees 51 minutes West 20-0/10 feet to the beginning of a curve to the left having a radius of 50-0/10 feet, and in a Northeasterly and Northwesterly direction around the arc of said curve 148-6/10 feet to a point; North 49 degrees 24 minutes West 205-85/100 feet to a point; North 87 degrees 22 minutes East 174-0/10 feet to a point; North 12 degrees 04 minutes West 141-0/10 feet to a point in a curve to the right having a radius of 325-0/10 feet, and in a Northwesterly direction around the arc of said curve 145-0/10 feet to the end of said curve; North 76 degrees 57 minutes West 127-85/100 feet to a point; North 72 degrees 08 minutes West 60-0/10 feet to a point; North 17 degrees 52 minutes East 117-25/100 feet to the beginning of a curve to the left having a radius of 238-0/10 feet, and in a Northerly direction around the arc of said curve 195-15/100 feet to a point;

THENCE, departing from the East line of said Indian Harbor, Phase XI, North 60 degrees 39 minutes East 60-0/10 feet to a point;

THENCE North 55 degrees 50 minutes East 233-85/100 feet to the beginning of a curve to the left having a radius of 50-0/10 feet, and in an Easterly and Northerly direction around the arc of said curve ~~144-65/100 feet to a point;~~

THENCE North 40 degrees 05 minutes East 179-0/10 feet to a point;

THENCE South 44 degrees 44 minutes East 62-0/10 feet to a point;

THENCE North 41 degrees 32 minutes East 216-7/10 feet to a point in a curve to the right having a radius of 1923-67/100 feet, and in a Southeasterly direction around the arc of said curve 105-2/10 feet to a point;

THENCE North 42 degrees 02 minutes East 50-0/10 feet to a point;

THENCE North 41 degrees 44 minutes East 134-8/10 feet to a point;

THENCE South 73 degrees 32 minutes East 91-0/10 feet to a point;

THENCE North 57 degrees 28 minutes East 480-0/10 feet to a point;

THENCE North 34 degrees 58 minutes East 182-0/10 feet to a point;

THENCE South 85 degrees 00 minutes East 141-3/10 feet to a point;

THENCE South 83 degrees 26 minutes East 60-0/10 feet to a point;

THENCE South 6 degrees 34 minutes West 113-0/10 feet to the beginning of a curve to the right having a radius of 355-0/10 feet, and in a Southwesterly direction around the arc of said curve 216-17/100 feet to a point;

THENCE South 31 degrees 00 minutes East 120-3/10 feet to the beginning of a curve to the left having a radius of 273-77/100 feet, and in a Southeasterly direction around the arc of said curve 213-75/100 feet to the end of said curve;

THENCE South 75 degrees 44 minutes East 130-9/10 feet to the beginning of a curve to the right having a radius of 368-87/100 feet, and in a Southeasterly direction around the arc of said curve 251-1/10 feet to the end of said curve;

THENCE South 36 degrees 44 minutes East 329-25/100 feet to the beginning of a curve to the right having a radius of 768-25/100 feet, and in a Southeasterly direction around the arc of said curve 189-05/100 feet to the end of said curve;

THENCE South 22 degrees 40 minutes East 20-2/10 feet to a point in the North line of Indian Harbor, Phase III, Hood County, Texas, according to the plat recorded in Volume 1, Page 50, Plat Records of Hood County, Texas;

THENCE with the North line of said Indian Harbor, Phase III, South 59 degrees 00 minutes West 60-65/100 feet to a point;

THENCE with the North line of said Indian Harbor, Phases III and II, South 59 degrees 53 minutes West 1771-65/100 feet to the place of beginning.

SEMFCO, INC.
November 16, 1971

Sheet 2 of 2 sheets

FOR RECORD THE 7 DAY OF March 1972 AT 4:00 P M.

DEED THE 8 DAY OF March 1972 AT 9:00 A M.

Anna L. Dyer DEPUTY

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS