

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 XIV, and being:

Lots 308, 1082 through 1086, inclusive, 1126, 1128 through 1132, inclusive, and 1222 through 1251, inclusive, Indian Harbor, Phase XIV, 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 XIV, 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 308, 1082 through 1086, inclusive, 1126, 1128 through 1132, inclusive, and 1222 through 1251, inclusive, Indian Harbor, Phase XIV, 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 East," "Chippewa Trail East," "Chippewa Trail," "Chippewa Court," "Cochise Trail," and "Sonora 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 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 are Lots, 1115, 1127, 1133 and 1134, Indian Harbor, Phase XIV, Hood County, Texas, said lots not being part of the property hereby dedicated and set out as subject to the herein described restrictions and covenants.

EXECUTED this the 15th day of May, 1972.

ATTEST:

Betty Jung Lewis
Betty Jung Lewis, Secretary

INDIAN HARBOR, INC.

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

THE STATE OF TEXAS |
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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 15th day of May, 1972.

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

FIELD NOTES

Field notes for dedication of Indian Harbor, Phase XIV, in the Thomas Price Survey, Abstract 439 and the John Waits Survey, Abstract 581, Hood County, Texas.

All that certain lot, tract or parcel of land out of the Thomas 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 Northeast corner of Indian Harbor, Phase XII, Hood County, Texas, according to the plat recorded in Volume 1, Page 99, Plat Records of Hood County, Texas;

THENCE North 59 degrees 18 minutes East 1211-2/10 feet to the Southwest corner of Indian Harbor, Phase IX, Hood County, Texas;

THENCE South 30 degrees 42 minutes East 60-0/10 feet to a point;

THENCE North 59 degrees 18 minutes East 30-1/10 feet to a point in the Southwest right-of-way line of Cheyenne Trail, a dedicated street in Indian Harbor, Phase XVI, Hood County, Texas;

THENCE with said right-of-way line South 40 degrees 12 minutes East (also called South 39 degrees 53 minutes East) 133-0/10 feet to the Northeast corner of Lot 307, Indian Harbor, Phase I, Hood County, Texas, according to the plat recorded in Volume 1, Page 25, Plat Records of Hood County, Texas;

THENCE with the North line of said Lot 307, South 49 degrees 48 minutes West (also called South 50 degrees 07 minutes West) 146-9/10 feet to the Northwest corner of said Lot 307 in the shoreline of Lake Granbury Canal and at an elevation of 693 feet, Brazos River Authority Datum;

THENCE with the shoreline of Lake Granbury Canal and along the meanders of the 693 contour, Brazos River Authority Datum in a Northwesterly, Southwesterly, Southeasterly and Southwesterly direction, crossing the line common to said Thomas Price and John Waits Surveys, in all approximately 1996 feet to a point;

THENCE South 45 degrees 34 minutes West 88-5/10 feet to a point;

THENCE North 85 degrees 56 minutes West 100-0/10 feet to a point;

THENCE South 6 degrees 34 minutes West 515-2/10 feet to a point;

THENCE North 83 degrees 26 minutes West 60-0/10 feet to the Southeast corner of said Indian Harbor, Phase XII, Hood County, Texas;

THENCE with the East line of said Indian Harbor, Phase XII, North 6 degrees 34 minutes East 200-0/10 feet, North 83 degrees 26 minutes West 15-2/10 feet to the beginning of a curve to the left having a radius of 531-66/100 feet, and in a Westerly direction around the arc of said curve 123-0/10 feet to a point, North 4 degrees 51 minutes West 178-7/10 feet, North 32 degrees 33 minutes West 110-0/10 feet, North

57 degrees 27 minutes East 55-0/10 feet, North 27 degrees 13 minutes West 215-2/10 feet, North 29 degrees 53 minutes West 50-0/10 feet to a point in a curve to the left having a radius of 695-33/100 feet, and in a Westerly direction around the arc of said curve 7-3/10 feet to a point, North 32 degrees 33 minutes West, recrossing the line common to said Thomas Price and John Waits Surveys, in all 197-15/100 feet to a point in 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 147-05/100 feet to a point, North 52 degrees 21 minutes West 234-3/10 feet, South 59 degrees 25 minutes West 60-0/10 feet, and North 30 degrees 42 minutes West 175-0/10 feet to the place of beginning.

SEMCO, INC.
April 13, 1972

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ED FOR RECORD THE 18th DAY OF May 1972 AT 11:00 A. M.

CORDED THE 18th DAY OF May 1972 AT 4:00 P. M.

Sara Speer DEPUTY

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS