

THE STATE OF TEXAS |
 | KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HOOD |

That REPUBLIC LAND COMPANY, a Texas corporation, d/b/a PECAN PLANTATION (hereinafter referred to as Dedicator), is the owner of certain land in Hood and Johnson Counties, 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 "PECAN PLANTATION, UNIT V," and being:

Lots 465 thru 721, inclusive, of Pecan Plantation, Unit V, in the James W. Moore Survey, Abstract 344, 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, areas for condominiums, areas for apartments, areas for commercial development, areas for marinas, and areas for recreational uses, with their allied facilities, and has caused the portion 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 PECAN PLANTATION, UNIT V, so as to provide for the preservation of the values and amenities in said development and the maintenance of the facilities thereof for the benefit of the present and future owners of said lots;

NOW, THEREFORE, REPUBLIC LAND COMPANY, d/b/a PECAN PLANTATION, declares that the property specifically described in Exhibit "A" designated as Lots 465 thru 721, inclusive, of Pecan Plantation, Unit V, in the James W. Moore Survey, Abstract 344, 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 Wedgefield Road, Woodlawn Drive, Bellechase Road, Brierfield Road, Belvidere Circle, Bontura Road, Bontura Ct., Waverly Ct. South, Waverly Ct. North, Fairview Ct., Justine Ct., Oakwood Ct. and Melrose Circle, hereinafter referred to as "Private Ways" are to provide Dedicator, its successors and assigns, and the owners of the various lots of Pecan Plantation 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 PECAN PLANTATION 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.

REPUBLIC LAND COMPANY, d/b/a PECAN PLANTATION, 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 10 feet in width is hereby reserved along the front of each lot and an easement 5 feet in width is hereby reserved along the sides and rear lines of each lot 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 PECAN PLANTATION, UNIT I, dated the 26th day of July, 1972, and recorded in Volume 186, Page 166, 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 III B 2 providing for the minimum floor area of dwellings for particular lots shall read as follows:

<u>Lots</u>	<u>Minimum Square Feet</u>
465 thru 721, inclusive	1,600

EXECUTED this the 16th day of August, 1972.

REPUBLIC LAND COMPANY, d/b/a
PECAN PLANTATION

WITNESSETH:

Phyllis Patras
Phyllis Patras, Assistant Secretary

R. W. Leonard
R. W. Leonard, 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 R. W. Leonard, 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 REPUBLIC LAND COMPANY, d/b/a PECAN PLANTATION, 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 16th day of August, 1972.

Beth James Lewis
Notary Public, Tarrant County, Texas

FIELD NOTES
FOR UNIT FIVE, PECAN PLANTATION,
HOOD COUNTY, TEXAS

BEING a portion of the James W. Moore Survey, Abstract 344, Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING South 50 degrees 9 minutes East 1414-3/10 feet from the most Southerly Southeast corner of the Brazos River Authority 221 acre tract of land known as "Tract 100" in said James W. Moore Survey, THENCE North 19 degrees 43 minutes East 40-0/10 feet and North 01 degree 11 minutes East 148-8/10 feet and North 32 degrees 43 minutes East 50-0/10 feet and South 57 degrees 17 minutes East 73-75/100 feet and North 32 degrees 43 minutes East 130-0/10 feet and South 57 degrees 17 minutes East 999-6/10 feet and South 57 degrees 08 minutes East 100-85/100 feet and South 56 degrees 55 minutes East 1100-0/10 feet and South 56 degrees 52 minutes East 100-65/100 feet and South 56 degrees 37 minutes East 1138-0/10 feet and South 08 degrees 36 minutes West 143-2/10 feet and South 56 degrees 37 minutes East 47-65/100 feet and South 33 degrees 23 minutes West 50-0/10 feet and South 33 degrees 55 minutes West 139-7/10 feet and South 14 degrees 54 minutes East 90-0/10 feet and South 09 degrees 30 minutes West 1699-5/10 feet and South 11 degrees 00 minutes West 390-0/10 feet and North 86 degrees 31 minutes West 199-8/10 feet to a point in the curved East line of Bellechase Road, and South 80 degrees 55 minutes West 50-0/10 feet to a point in the curved West line of Bellechase Road, and Northwesterly 17-55/100 feet with said West line and around the arc of a curve to the left having a radius of 743-65/100 feet to a point, and South 85 degrees 25 minutes West 157-0/10 feet and North 23 degrees 23 minutes West 90-0/10 feet and North 37 degrees 53 minutes West 450-0/10 feet and North 60 degrees 56 minutes West 103-6/10 feet and South 66 degrees 35 minutes West 198-9/10 feet and North 42 degrees 25 minutes West 155-0/10 feet and North 56 degrees 38 minutes West 306-2/10 feet and North 60 degrees 24 minutes West 170-0/10 feet and North 19 degrees 28 minutes West 495-0/10 feet and North 68 degrees 11 minutes West 170-55/100 feet to a point in the curved Southeast line of Bontura Road and Southwesterly with said Southeast line 42-9/10 feet and with a curve to the left having a radius of 1423-19/100 feet to the end of said curve and South 57 degrees 32 minutes West 15-0/10 feet, and departing said Southeast line North 32 degrees 28 minutes West 50-0/10 feet across Bontura Road and North 20 degrees 58 minutes West 130-0/10 feet and North 03 degrees 49 minutes West 117-7/10 feet and North 24 degrees 44 minutes West 211-15/100 feet and North 36 degrees 13 minutes West 329-45/100 feet and North 51 degrees 24 minutes East 54-2/10 feet and North 38 degrees 36 minutes West 40-0/10 feet and North 16 degrees 17 minutes East 94-3/10 feet and South 86 degrees 43 minutes East 120-0/10 feet to a point in the curved

West line of Brierfield Road and Northeasterly 107-8/10 feet with said West line and with a curve to the right having a radius of 354-71/100 feet, to end of said curve, and departing said West line South 69 degrees 18 minutes East at 50-0/10 feet the East line of Brierfield Road in all 192-0/10 feet and North 29 degrees 14 minutes East 124-6/10 feet to the most Northerly Northwest corner of Lot 684 as dedicated herein, and South 45 degrees 58 minutes East 419-0/10 feet and South 38 degrees 33 minutes East 555-0/10 feet and South 46 degrees 05 minutes East 648-5/10 feet and South 47 degrees 23 minutes East 40-0/10 feet and North 86 degrees 02 minutes East 74-15/100 feet to a point in the curved West line of Bellechase Road, and Northwesterly 97-4/10 feet with said West line and with a curve to the right having a radius of 482-97/100 feet, and departing said West line North 72 degrees 06 minutes West 49-55/100 feet and North 25 degrees 53 minutes West 335-0/10 feet and North 28 degrees 53 minutes West 400-0/100 feet and North 36 degrees 00 minutes West 177-1/10 feet and North 43 degrees 23 minutes West 700-0/10 feet and North 53 degrees 23 minutes West 180-0/10 feet to the Southwest corner of Lot 623 as dedicated herein, and North 23 degrees 33 minutes East 141-2/10 feet to a point in the curved South line of Bellechase Road and Northwesterly 9-65/100 feet along said West line, and with a curve to the left having a radius of 567-21/100, and departing said South line North 21 degrees 05 minutes East 50-0/10 feet to the North line of said Bellechase Road and North 27 degrees 21 minutes East 310-0/10 feet and South 37 degrees 09 minutes East 175-0/10 feet and South 42 degrees 09 minutes East 147-95/100 feet and South 10 degrees 37 minutes West 130-0/10 feet and North 70 degrees 37 minutes East 65-0/10 feet and North 10 degrees 37 minutes East 45-0/10 feet and North 59 degrees 34 minutes East 231-8/10 feet and South 49 degrees 11 minutes East 84-45/100 feet and South 28 degrees 23 minutes East 260-0/10 feet and South 46 degrees 10 minutes East 280-6/10 feet and South 56 degrees 30 minutes East 576-2/10 feet and South 19 degrees 00 minutes West 645-0/10 feet and South 01 degrees 30 minutes West 220-0/10 feet and South 11 degrees 30 minutes West 110-0/10 feet and North 85 degrees 26 minutes West 121-2/10 feet to a point in the curved East line of Bellechase Road, and Southeasterly 127-95/100 feet along said East line and with a curve to the left having a radius of 432-97/100 feet, to a point of reverse curvature and continuing with said East line along the arc of a curve to the right having a radius of 679-14/100 feet, a distance of 46-05/100 feet, and departing said East line South 63 degrees 28 minutes East 161-55/100 feet, and South 85 degrees 00 minutes East 105-0/10 feet and North 42 degrees 00 minutes East 86-8/10 feet and North 26 degrees 30 minutes East 55-0/10 feet and North 09 degrees 30 minutes East 700-0/10 feet and North 03 degrees 47 minutes East 402-0/10 feet and North 15 degrees 14 minutes East 117-8/10 feet and North 23 degrees 12 minutes

West 155-0/10 feet and North 56 degrees 55 minutes West
1800-0/10 feet and North 54 degrees 03 minutes West
200-2/10 feet and North 57 degrees 59 minutes West 399-15/100
feet and North 58 degrees 00 minutes West 400-0/10 feet and
North 57 degrees 17 minutes West 200-0/10 feet and North
70 degrees 17 minutes West 70-0/10 feet to the place of
beginning.

Sempco, Inc.
August 11, 1972

FILED FOR RECORD THE 18 DAY OF Aug 1972 AT 9:30 A M.

RECORDED THE 18 DAY OF Aug 1972 AT 3:0 P M.

BY: Sarah Eger DEPUTY

BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS