

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENT:

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 XV," and being:

Lots 1263 thru 1403, inclusive, of Pecan Plantation,
Unit XV, 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 XV, 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 1263 thru 1403, inclusive, of Pecan Plantation, Unit XV, 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 Ravenswood Road, 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>
1232 thru 1262, inclusive	1,200
1404 thru 1415, inclusive	1,200
1417 thru 1434, inclusive	1,200

EXECUTED this the 18th day of September, 1972.

REPUBLIC LAND COMPANY, d/b/a
PECAN PLANTATION

ATTEST:

Phyllis Patras
Phyllis Patras, Assistant Secretary

By 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 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 18th day of September, 1972.

Betty Jane Lewis
Notary Public, Tarrant County, Texas

FIELD NOTES FOR DEDICATION
UNIT FIFTEEN, 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 at the Southeast corner of Lot 1404 Pecan Plantation Unit Sixteen, Hood County, Texas, at a point on the West bank and property line of the Brazos River, said point also being approximately 4800 feet Southeasterly and downstream along the meanders of said West bank and property line from the Northeast corner of Lot 2, Pecan Plantation Unit One (Map "A"), according to the plat recorded in Volume 1, Page 134, Plat Records of Hood County, Texas;

THENCE Southerly and Easterly with the meanders of bank and property line approximately 5200 feet to a point;

THENCE departing said river bank and property line South 12 degrees 01 minute West approximately 260 feet to a steel rod in the curved North right-of-way line of Ravenswood Road, a 50 foot wide street as dedicated herein;

THENCE crossing said street South 12 degrees 01 minutes West 50-0/10 feet to a point in the curved South right-of-way line of Ravenswood Road;

THENCE Westerly with said South right-of-way line and with the arc of a curve to the left having a radius of 1581-15/100 feet a distance of 9-77/100 feet to a steel rod;

THENCE departing said South right-of-way line South 7 degrees 26 minutes West 130-9/10 feet to a steel rod;

THENCE South 57 degrees 24 minutes West 38-0/10 feet to a steel rod;

THENCE South 20 degrees 24 minutes West 262-1/10 feet to a steel rod;

THENCE North 77 degrees 55 minutes West 1260-9/10 feet to a steel rod;

THENCE North 71 degrees 15 minutes West 902-6/10 feet to a steel rod;

THENCE North 52 degrees 20 minutes West 250-75/100 feet to a steel rod;

THENCE North 51 degrees 31 minutes West 543-6/10 feet to a steel rod;

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THENCE North 5 degrees 28 minutes East 32-7/10 feet to a steel rod;

THENCE North 44 degrees 17 minutes East 217-0/10 feet to a steel rod;

THENCE North 45 degrees 15 minutes West 634-3/10 feet to a steel rod;

THENCE North 26 degrees 15 minutes West 180-0/10 feet to a steel rod;

THENCE North 10 degrees 14 minutes East 403-7/10 feet to a steel rod;

THENCE North 6 degrees 18 minutes West 207-55/100 feet to a steel rod;

THENCE North 8 degrees 44 minutes West 209-2/10 feet to a steel rod;

THENCE North 3 degrees 54 minutes West 209-2/10 feet to a steel rod;

THENCE North 1 degree 05 minutes East 284-9/10 feet to a steel rod;

THENCE North 12 degrees 38 minutes East 115-0/10 feet to a steel rod;

THENCE North 20 degrees 38 minutes East 302-9/10 feet to a steel rod;

THENCE North 16 degrees 53 minutes East 200-65/100 feet to a steel rod;

THENCE North 10 degrees 29 minutes East 193-7/10 feet to a steel rod at the Southwest corner of Lot 1262 Pecan Plantation Unit Sixteen;

THENCE with the South line of said Lot 1262 South 81 degrees 18 minutes East 138-35/100 feet to a steel rod at its Southeast corner, said point also being in the curved West right-of-way line of Ravenswood Road;

THENCE across said road on a line radial to said curve, South 81 degrees 15 minutes East 50-0/10 feet to a point in its curved East right-of-way line;

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THENCE Northerly with said right-of-way line and with the arc of a curve to the left having a radius of 2223-59/100 feet a distance of 32-6/10 feet to a steel rod at the South-west corner of Lot 1404 Pecan Plantation Unit Sixteen;

THENCE departing said right-of-way line and with the South line of said Lot 1404, South 87 degrees 18 minutes East approximately .513 feet to the place of beginning.

SEMPCO, INC.
September 13, 1972

FILED FOR RECORD THE 20 DAY OF Sept. 1972 AT 9:45 A. M.
RECORDED THE 21 DAY OF Sept. 1972 AT 10:00 A. M.
BY: Suzi Syre DEPUTY
BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS