

#4559

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 County, Texas, and described in Exhibit "A" attached hereto, a map or plat of which is being recorded simultaneously herewith at Volume 3, page 52, of the Plat Records of Hood County, Texas, which plat is adopted by Dedicator as its plan for subdividing said land into lots as shown thereon, the same to be known as "PECAN PLANTATION, UNIT XIV," an addition in Hood County, Texas, and being:

Lots 2241 thru 2280, inclusive, of Pecan Plantation Unit XIV, in the James W. Moore Survey, Abstract No. 344, Hood County, Texas; and

WHEREAS, Dedicator desires to subdivide and plat said real property and other land in and near UNIT XIV of PECAN PLANTATION in installments, from time to time, so as to develop the same in an orderly manner with areas for commercial development, areas for recreational uses, with their allied facilities; 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 XIV, 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 above described property designated as PECAN PLANTATION, UNIT XIV, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth.

EASEMENTS

A. Easements designated on the plat as streets or roads shall provide Dedicator, its successors and assigns, and the owners of the lots with the right

of ingress and egress to the area and facilities thereof and to adjoining lands 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 the right to convey said easements or rights therein to the Pecan Plantation Owners Association, Inc. (hereinafter referred to as "the Association"), to be retained by said "Association" for the benefit of the properties or, in the discretion of the Association, to be dedicated to the public as public ways and easements.

B. Dedicator reserves to itself 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 but not limited to sewers, water mains, gas mains, irrigation systems, 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 and an easement of 5 feet in width is hereby reserved along each side and back boundary line of each lot as may be necessary for the installation and maintenance of said utilities and lines, except as to river front lots and no utility easement is reserved along the property line adjacent to the river.

RESTRICTIONS AND COVENANTS

The restrictions, covenants, charges and liens set out in the dedication of PECAN PLANTATION, UNIT XII, dated the 20th day of May, 1976, and recorded in Volume 252, page 481, 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:

1. 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>
Lots 2241 thru 2245, inclusive, and 2252 thru 2260, inclusive	1600
Lots 2246 thru 2251, inclusive, and Lots 2261 thru 2280, inclusive	1200

EXECUTED this the 27th day of August, 1976.

REPUBLIC LAND COMPANY,
d/b/a PECAN PLANTATION

ATTEST:

By *[Signature]*
Vice- President

[Signature]
Secretary

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 of Republic Land Company, d/b/a Pecan Plantation, 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 27th day of August, 1976.

[Signature]
Notary Public in and for
Tarrant County, Texas



Louis M. Hawkins, R.S.
Fred A. Barnett, R.S.
David A. Watson, R.S.
Don M. Wood, R.S.
John L. Hawkins, R.S.
David A. White, R.S.

Robert Bartlett, R.S., 1922-1970

August 2, 1976

FIELD NOTES

PECAN PLANTATION UNIT FOURTEEN
Hood County, Texas

Boundary description for a tract of land out of the JAMES W. MOORE SURVEY, Abstract 344, Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the curved North line of Ravenswood Road, said point being the most Southerly corner of Lot 1353, Pecan Piantation, Unit Fifteen, recorded in Volume 1, Page 145, Plat Records, Hood County, Texas;

THENCE North 12 degrees 04 minutes East with a line common to Lots 1353 and 2252, approximately 260 feet to a point on the high bank of the Brazos River;

THENCE downstream with said high bank of the river, and in a Southeasterly direction, approximately 1100 feet to a point;

THENCE, departing said river bank, South 30 degrees 23 minutes West approximately 492 feet to a point on a curve, having a radius of 1681-05/100 feet;

THENCE around the arc of said curve to the left and in a South-easterly direction, 41-1/10 feet to a point at the end of said curve and beginning of a curve to the left, having a radius of 25-0/10 feet;

THENCE Northeasterly around the arc of said curve to the left, 21-0/10 feet to a point at the end of said curve and beginning of a curve to the right, having a radius of 50-0/10 feet;

THENCE around the arc of said curve to the right, 241-2/10 feet to a point at the end of said curve and the beginning of a curve to the left, having a radius of 25-0/10 feet;

THENCE Northwesterly around the arc of said curve to the left, 21-0/10 feet to the end of said curve;

THENCE South 26 degrees 00 minutes West 302-6/10 feet to a point;

THENCE South 64 degrees 04 minutes 30 seconds East 1339-0/10 feet to the beginning of a curve to the right, having a radius of 1329-09/100 feet;

THENCE Easterly around the arc of said curve to the right, 417-35/100 feet to the end of said curve and the beginning of a curve to the left, having a radius of 731-5/10 feet;

THENCE Easterly around the arc of said curve to the left, 770-71/100 feet to the end of said curve;

THENCE North 73 degrees 33 minutes East 241-85/100 feet to a point at the beginning of a curve to the right, having a radius of 329-64/100 feet;

THENCE Easterly around the arc of said curve to the right, 247-39/100 feet to the end of said curve;

THENCE South 63 degrees 27 minutes East 1704-85/100 feet to a point for corner;

THENCE North 26 degrees 33 minutes East approximately 458 feet to a point on the high bank of the Brazos River;

THENCE downstream with said high bank of the river, and in a Southeasterly direction, approximately 500 feet to a point;

THENCE departing said river bank, South 26 degrees 33 minutes West with a line common to Lots 2241 and 2240 at approximately 430 feet passing the South corner of Lot 2241, and continuing in all approximately 480 feet to a point;

THENCE South 63 degrees 27 minutes East 127-1/10 feet to a point;

THENCE South 26 degrees 33 minutes West with a line common to Lots 2251 and 2208 135-0/10 feet to a point;

THENCE North 63 degrees 27 minutes West 600-0/10 feet to a point;

THENCE North 26 degrees 33 minutes East 135-0/10 feet to a point;

THENCE North 63 degrees 27 minutes West 1731-95/100 feet to the beginning of a curve to the left, having a radius of 279-64/100 feet;

THENCE Westerly around the arc of said curve to the left, 209-87/100 feet to the end of said curve;

THENCE South 73 degrees 33 minutes West 241-85/100 feet to the beginning of a curve to the right, having a radius of 781-5/100 feet;

THENCE Westerly around the arc of said curve to the right, 823-39/100 feet to the end of said curve and the beginning of a curve to the left having a radius of 1279-09/100 feet;

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THENCE Westerly around the arc of said curve to the left,
401-65/100 feet to the end of said curve;

THENCE North 64 degrees 04 minutes 30 seconds West 1358-25/100
feet to a point;

THENCE South 25 degrees 55 minutes 30 seconds West 135-0/10
feet to a point;

THENCE North 64 degrees 04 minutes 30 seconds West 218-0/10
feet to a point;

THENCE North 39 degrees 40 minutes West 226-9/10 feet to a point;

THENCE North 22 degrees 35 minutes West 489-2/10 feet to a point;

THENCE North 74 degrees 56 minutes West 162-2/10 feet to a point;

THENCE North 7 degrees 29 minutes East with a line common to
Lots 1352 and 2268 130-9/10 feet to a point on a curve, having
a radius of 1581-15/100 feet;

THENCE Southeasterly around the arc of said curve to the right,
9-77/100 feet to a point;

THENCE North 12 degrees 01 minute East 50-0/10 feet to the place
of beginning.



Prepared from surveys
made on the ground in
July, 1976.

John L. Hawkins
John L. Hawkins, R.P.S. No. 1799

FILED FOR RECORD
AT 7:00 P.M.

AUG 31 1976

Lawlor
Clerk County Court, Hood County, Texas

FILED FOR RECORD THE 31 DAY OF Aug 1976 AT 9:00 A.M.
RECORDED THE 7 DAY OF Sept 1976 AT 9:00 A.M.
Cathy Riedel
DEPUTY

DORIS DYER, COUNTY CLERK
HOOD COUNTY, TEXAS