

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 XVI," and being:

Lots 1232 thru 1262, inclusive, and 1404 thru 1434, inclusive, of Pecan Plantation, Unit XVI, 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 XVI, 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 1232 thru 1262, inclusive, and 1404 thru 1434, inclusive, of Pecan Plantation, Unit XVI, 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, Wappo Court, Nottaway Court, Shadow Court, Argyle Court, Ravenna Court, Rosalie Court, Whitney Court, Trinity Court, Bocage Court, Rienzi, and Dixie Court, 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>
1353 thru 1403, inclusive	1,600
1263 thru 1352, 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.

Robert J. [Signature]  
Notary Public, Tarrant County, Texas

FIELD NOTES FOR DEDICATION  
UNIT SIXTEEN, 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 a steel rod at the Southeast corner of Lot 2, Pecan Plantation Unit 1 (Map "A"), according to the plat recorded in Volume 1, Page 134, Plat Records of Hood County, Texas, said point also being the Northeast corner of Ravenswood Road, a 50 foot wide street as presently dedicated;

THENCE with the East line of said Lot 2, Pecan Plantation, North 0 degrees 04 minutes East 155-0/10 feet to a steel rod at an angle point in said line AND North 10 degrees 26 minutes West, at 197-9/10 passing a steel rod set on line, and continuing in all approximately 672 feet to a point on the bank and property line of the Brazos River;

THENCE Southeasterly with said river bank and property line approximately 4800 feet to a point;

THENCE departing said river bank and property line, North 87 degrees 18 minutes West approximately 513 feet to a steel rod in the curved East right-of-way line of Ravenswood Road, a 50 foot wide street as dedicated herein;

THENCE Southerly with said right-of-way line and with the arc of a curve to the right having a radius of 2223-59/100 feet a distance of 32-6/10 feet to a point;

THENCE across said street on a line radial to said curve North 81 degrees 15 minutes West 50-0/10 feet to a steel rod in its curved West right-of-way line;

THENCE departing said West right-of-way line North 81 degrees 18 minutes West 138-35/100 feet to a steel rod;

THENCE North 7 degrees 01 minutes East 194-0/10 feet to a steel rod;

THENCE North 0 degrees 34 minutes East 194-0/10 feet to a steel rod;

THENCE North 4 degrees 54 minutes West 194-0/10 feet to a steel rod;

THENCE North 10 degrees 21 minutes West 194-0/10 feet to a steel rod;

THENCE North 15 degrees 09 minutes West 194-0/10 feet to a steel rod;

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THENCE North 19 degrees 24 minutes West 200-0/10 feet to a steel rod;

THENCE North 40 degrees 38 minutes West 256-0/10 feet to a steel rod;

THENCE North 61 degrees 21 minutes West 900-0/10 feet to a steel rod;

THENCE North 60 degrees 35 minutes West 202-4/10 feet to a steel rod;

THENCE North 56 degrees 43 minutes West 202-8/10 feet to a steel rod;

THENCE North 55 degrees 14 minutes West 110-25/100 feet to a steel rod;

THENCE North 66 degrees 01 minutes West 90-0/10 feet to a steel rod;

THENCE South 75 degrees 59 minutes West 95-0/10 feet to a steel rod at the Southeast corner of Lot 1, Pecan Plantation Unit 1, according to the plat recorded in Volume 1, Page 134, Plat Records of Hood County, Texas;

THENCE with the Southeast line of said Lot 1, Pecan Plantation Unit 1, North 7 degrees 13 minutes East 173-5/10 feet to a steel rod at its Northeast corner, said point also being in the curved Southwest right-of-way line of Ravenswood Road as dedicated herein;

THENCE Northwesterly with the line common to said Lot 1 and Ravenswood Road and with the arc of a curve to the left having a radius of 481-64/100 feet a distance of 66-63/100 feet to the Southeast corner of Ravenswood Road as dedicated in Pecan Plantation Unit 1;

THENCE across Ravenswood Road with its previous dedication line North 4 degrees 04 minutes West 50-0/10 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.

BRUCE PRICE, COUNTY CLERK  
HOOD COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY