

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

WHEREAS, on the 20th day of September, 1972, a Dedication of PECAN PLANTATION, UNIT VII, recorded in Vol. 189, Page 500, Deed Records of Hood County, Texas, was filed; and

WHEREAS, the map or plat of said PECAN PLANTATION, UNIT VII, attached to said Dedication, recorded in Vol. 1, Page 142, Plat Records of Hood County, Texas, contained a special note thereon "Dimensions subject to change per final survey;" and

WHEREAS, the final survey of said PECAN PLANTATION, UNIT VII, has been made, as described in Exhibit "A" attached hereto and as shown on the map or plat of which is filed simultaneously herewith and recorded in Vol. 2, Page 48, of its Plat Records of Hood County, Texas; and

WHEREAS, no conveyances have been made of any of the lots within PECAN PLANTATION, UNIT VII; and

WHEREAS, REPUBLIC LAND COMPANY, d/b/a PECAN PLANTATION, is desirous of amending said dedication for the purpose of adopting said final map or plat filed simultaneously herewith and for the purpose of reserving certain drainage and utility easements shown on said final map or plat:

NOW, THEREFORE, said dedication is hereby amended to read as follows:

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 filed simultaneously herewith, 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 VII," and being:

Lots 1444 thru 1651, inclusive, excluding Lots 1451, 1471, 1481, 1524, 1533 and 1536, of Pecan Plantation, Unit VII, 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 VII, 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 1444 thru 1651, inclusive, excluding Lots 1451, 1471, 1481, 1524, 1533 and 1536, of Pecan Plantation, Unit VII, 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 Bentura Road, Buena Vista Drive, Edgewood Court, Ailensor Court, Parlange Court, Bellevue Court, Dulcita Court, Labatut Court, Asphadel Court, Valcour Court, Southdown Court, Lansdowne Court and Bellechase 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 to all lands adjoining said dedicated land including the right of ingress and egress for pecan orchard operations or other access to said 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, 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 way 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 each lot line adjoining a private way and an easement 5 feet in width is hereby reserved along each other lot boundary line 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 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

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>
1444 thru 1651, inclusive excluding Lots 1451, 1471, 1481, 1524, 1533 and 1536	1600

2. That Paragraph III B 15 shall be added as follows:

"15. The owners of all lots adjacent to the Airstrip, being Lots 1640 thru 1651, inclusive, may construct within the lot lines of each such lot a hangar for one airplane, with the plans for any such hangar to be approved by Dedicator or its Architectural Committee."

EXECUTED this the 17th day of October, 1973.

ATTEST:

REPUBLIC LAND COMPANY, d/b/a
PECAN PLANTATION

Wm. Donald Black
Wm. Donald Black, Secretary

By Obie P. Leonard, Jr.
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., 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 17th day of October, 1973.

Notary Public in and for Tarrant County, Texas
Notary Public in and for
Tarrant County, Texas

FIELD NOTES

Boundary description of PECAN PLANTATION, UNIT SEVEN, out of the James W. Moore Survey, Abstract No. 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 574, Pecan Plantation, Unit Five, recorded in Volume 1, Page 137, Plat Records, Hood County, Texas;

THENCE South 10 degrees 57 minutes West 305-9/10 feet to a steel rod;

THENCE South 10 degrees 51 minutes West 850 /10 feet to a steel rod;

THENCE South 61 degrees 03 minutes West 146-15/100 feet to a steel rod;

THENCE South 81 degrees 21 minutes West 40-0/10 feet to a steel rod;

THENCE South 10 degrees 51 minutes West 253-0/10 feet to a steel rod at the beginning of a curve to the left having a radius of 722-48/100 feet and around the arc of said curve in a Southerly direction, 267-55/100 feet to a steel rod at the end of said curve;

THENCE South 10 degrees 22 minutes East 50-0/10 feet to a steel rod for the beginning of a curve to the right having a radius of 557-20/100 feet, and around the arc of said curve in a Southerly direction, 207-0/10 feet to a steel rod at the end of said curve;

THENCE South 10 degrees 55 minutes West 210-0/10 feet to a steel rod at the beginning of a curve to the right, having a radius of 377-56/100 feet, and around the arc of said curve in a Southerly direction, 127-3/10 feet to a steel rod at the end of said curve;

THENCE South 30 degrees 14 minutes West 70-7/10 feet to a steel rod at the beginning of a curve to the left having a radius of 597-27/100 feet and around the arc of said curve in a Southerly direction, 246-0/10 feet to a steel rod at the end of said curve;

THENCE South 6 degrees 38 minutes West 93-8/10 feet to a steel rod;

THENCE North 83 degrees 22 minutes West 50-0/10 feet to a steel rod for the Northeast corner of Lot 731, Pecan Plantation, Unit Eight, recorded in Volume 2, Page 28, Plat Records, Hood County, Texas;

Field Notes
Page 3 of 6 pages

THENCE North 43 degrees 13 minutes West 343-1/10 feet to a steel rod;

THENCE North 51 degrees 51 minutes West 165-2/10 feet to a steel rod;

THENCE North 65 degrees 46 minutes West 159-55/100 feet to a steel rod;

THENCE North 27 degrees 11 minutes West 117-0/10 feet to a steel rod;

THENCE South 62 degrees 49 minutes West 30-0/10 feet to a steel rod;

THENCE crossing a street, North 27 degrees 11 minutes West 50-0/10 feet to a steel rod;

THENCE North 62 degrees 49 minutes East 168-15/100 feet to a steel rod;

THENCE North 21 degrees 13 minutes West 144-2/10 feet to a steel rod;

THENCE North 20 degrees 26 minutes West 598-0/10 feet to a steel rod;

THENCE North 22 degrees 40 minutes West 210-0/10 feet to a steel rod;

THENCE North 28 degrees 18 minutes West 103-0/10 feet to a steel rod;

THENCE North 49 degrees 24 minutes West 92-0/10 feet to a steel rod;

THENCE North 63 degrees 26 minutes West 201-0/10 feet to a steel rod;

THENCE North 68 degrees 39 minutes West passing a steel rod at 190-0/10 feet, in all, 242-0/10 feet to a steel rod;

THENCE North 5 degrees 26 minutes East 159-3/10 feet to a steel rod;

THENCE North 24 degrees 22 minutes East 82-4/10 feet to a steel rod;

THENCE South 83 degrees 50 minutes East, passing a steel rod at 122-0/10 feet, in all 186-3/10 feet to a steel rod;

Field Notes
Page 2 of 6 pages

THENCE with the Northwest line of said Lot 731 and said Unit Eight, South 57 degrees 22 minutes West, passing a steel rod at 118-4/10 feet and 420-7/10 feet, in all, approximately 535 feet to a point on an East bank of the Brazos River;

THENCE downstream with the bank of said river, and in a Northwesterly direction, approximately 4600 feet to a point;

THENCE departing said river bank, North 67 degrees 04 minutes East passing a steel rod at approximately 18 feet and 95 feet, in all approximately 185 feet to a steel rod;

THENCE South 61 degrees 56 minutes East 325-0/10 feet to a steel rod;

THENCE South 20 degrees 56 minutes East 880-0/10 feet to a steel rod;

THENCE South 52 degrees 46 minutes East 131-2/10 feet to a steel rod on a curve to the right having a radius of 256-04/100 feet;

THENCE around the arc of said curve in a Northeasterly direction, 52-05/100 feet to the end of said curve, from which the radius point of said curve bears South 27 degrees 11 minutes East 256-04/100 feet;

THENCE crossing a street, South 27 degrees 11 minutes East 50-0/10 feet to a steel rod, said point being the beginning of a curve to the left whose radius point bears South 27 degrees 11 minutes East 206-04/100 feet;

THENCE around the arc of said curve, in a Southwesterly direction, 70-75/100 feet to a steel rod;

THENCE South 34 degrees 14 minutes East 187-9/10 feet to a steel rod;

THENCE South 28 degrees 53 minutes East 1045-0/10 feet to a steel rod;

THENCE South 65 degrees 15 minutes East 150-55/100 feet to a steel rod;

THENCE North 56 degrees 24 minutes East 216-75/100 feet to a steel rod;

THENCE North 27 degrees 47 minutes West 144-65/100 feet to a steel rod;

THENCE North 26 degrees 58 minutes West 471-0/10 feet to a steel rod;

THENCE East 117-0/10 feet to a steel rod;

THENCE South 68 degrees 32 minutes East 227-0/10 feet to a steel rod;

THENCE South 47 degrees 37 minutes East 341-0/10 feet to a steel rod;

THENCE South 48 degrees 13 minutes East 151-3/10 feet to a steel rod;

THENCE North 57 degrees 32 minutes East 73-05/100 feet to a steel rod for the Southwest corner of Lot 698, said Pecan Plantation, Unit Five;

THENCE South 32 degrees 28 minutes East 50-0/10 feet to a point;

THENCE South 57 degrees 32 minutes West 103-05/100 feet to a steel rod;

THENCE South 11 degrees 54 minutes East 228-8/10 feet to a steel rod;

THENCE South 19 degrees 26 minutes East 400-0/10 feet to a steel rod;

THENCE South 50 degrees 21 minutes East 263-5/10 feet to a steel rod;

THENCE South 73 degrees 49 minutes East 354-4/10 feet to a steel rod;

THENCE South 70 degrees 12 minutes East 297-9/10 feet to a steel rod;

THENCE South 39 degrees 03 minutes East 427-8/10 feet to a steel rod;

THENCE South 10 degrees 18 minutes West 427-3/10 feet to a steel rod;

THENCE South 1 degree 31 minutes West 265-1/10 feet to a steel rod;

THENCE South 12 degrees 36 minutes East 317-3/10 feet to a steel rod;

THENCE South 1 degree 24 minutes West 180-0/10 feet to a steel rod;

THENCE South 80 degrees 42 minutes West 220-2/10 feet to a steel rod;

Field Notes
Page 5 of 6 pages

THENCE South 71 degrees 10 minutes West 107-1/10 feet to a steel rod;

THENCE North 53 degrees 36 minutes West 200-0/10 feet to a steel rod;

THENCE North 61 degrees 36 minutes West 130-0/10 feet to a steel rod;

THENCE North 33 degrees 36 minutes West 130-0/10 feet to a steel rod;

THENCE South 56 degrees 24 minutes West 84-45/100 feet to a steel rod;

THENCE South 34 degrees 29 minutes East 125-9/10 feet to a steel rod;

THENCE South 16 degrees 29 minutes East 145-0/10 feet to a steel rod;

THENCE South 21 degrees 59 minutes East 284-56/100 feet to a steel rod;

THENCE South 33 degrees 39 minutes East 391-5/10 feet to a steel rod;

THENCE South 34 degrees 51 minutes East 400-0/10 feet to a steel rod;

THENCE South 64 degrees 04 minutes East 76-5/10 feet to a steel rod;

THENCE South 85 degrees 37 minutes East 155-7/10 feet to a steel rod for the beginning of a curve to the left having a radius of 327-56/100 feet;

THENCE around the arc of said curve in a Northerly direction, 110-45/100 feet to a steel rod at the end of said curve;

THENCE North 10 degrees 55 minutes East 210-0/10 feet to a steel rod for the beginning of a curve to the left having a radius of 507-20/100 feet, and around the arc of said curve in a Northerly direction, 188-4/10 feet to a steel rod at the end of said curve;

THENCE North 10 degrees 22 minutes West 50-0/10 feet to a steel rod at the beginning of a curve to the right, having a radius of 772-48/100 feet, and around the arc of said curve in a Northerly direction, 161-05/100 feet to a steel rod;

THENCE North 77 degrees 17 minutes West 96-6/10 feet to a steel rod;

Field Notes
Page 6 of 6 pages

THENCE North 18 degrees 26 minutes West 238-2/10 feet to a steel rod;

THENCE North 41 degrees 38 minutes East 50-0/10 feet to a steel rod;

THENCE North 26 degrees 22 minutes East 120-0/10 feet to a steel rod;

THENCE North 10 degrees 34 minutes East 415-0/10 feet to a steel rod;

THENCE North 10 degrees 33 minutes East 592-0/10 feet to a steel rod;

THENCE North 3 degrees 52 minutes West 202-7/10 feet to a steel rod for the Southwest corner of Lot 721, said Pecan Plantation, Unit Five;

THENCE with the South line of said Lot 721, North 85 degrees 25 minutes East 157-0/10 feet to a steel rod for the Southeast corner thereof, said point being on a curve to the right having a radius of 743-65/100 feet;

THENCE around the arc of said curve in a Southerly direction 17-55/100 feet to a point from which said radius point bears South 80 degrees 55 minutes West 743-65/100 feet;

THENCE North 80 degrees 55 minutes East 50-0/10 feet to a steel rod for the Southwest corner of Lot 574, said Pecan Plantation, Unit Five;

THENCE with the South line of said Lot 574, South 86 degrees 31 minutes East 199-8/10 feet to the place of beginning.

SEMPCO, INC.
October 10, 1973

FILED FOR RECORD THE 14 DAY OF November 1973 AT 2:00 P.M.
RECORDED THE 16 DAY OF November 1973 AT 1:00 P.M.
BY: Christine W. Wadley DEPUTY CLERK
BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS