

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 II," as being:

Lots 269 thru 455, inclusive, of Pecan Plantation, Unit II, 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 II, 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 269 thru 455, inclusive, of Pecan Plantation, Unit II, 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 Westover Drive, Monmouth Court, Dunleith Court, Westover Circle, The Briers Court, Cherokee Drive, Rosedown Court, Wedgefield Road West, Madewood Court, Windsor Court, Afton Court and Hopewee 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 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 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 1, 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>
269 thru 430, inclusive; 432; 436; 441 thru 443, inclusive	1200
431; 433 thru 435, inclusive; 437 thru 440 inclusive; 444 thru 455, inclusive	1600

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.
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.

Notary Public, Tarrant County, Texas

EXHIBIT "A"

<u>Lots</u>	<u>Unit</u>	<u>Survey and Abstract</u>
269 thru 455, inclusive	Unit II	James W. Moore Survey, Abst. 344

The above described lots are located in Pecan Plantation Subdivision, Hood County, Texas

FILED FOR RECORD THE 20 DAY OF Sept. 1972 AT 8:45 A. M.
RECORDED THE 21 DAY OF Sept. 1972 AT 10:00 A. M.
BY: Louis Dyer DEPUTY BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS