

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

WHEREAS, on the 20th day of September, 1973, Dedication, Restrictions and Covenants were recorded in Volume 189, Page 518, Records of Hood County, Texas, were filed; and

WHEREAS, the OWNERS of said property are desirous of amending said Dedication, Restrictions and Covenants,

NOW, THEREFORE, said Dedication, Restrictions and Covenants are hereby amended for all purposes to read as follows:

That the undersigned OWNERS (hereinafter referred to as Dedicators) are the owners 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 Dedicators as their 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, Dedicators desire 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 plan attached hereto; and

WHEREAS, Dedicators desire 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, Dedicators declare 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 Dedicators, their 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. Dedicators reserve to REPUBLIC LAND COMPANY, d/b/a PECAN PLANTATION a Texas corporation, 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.

Dedicators reserve to REPUBLIC LAND COMPANY, d/b/a PECAN PLANTATION, 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>
Lots 1232 thru 1262, inclusive, and Lots 1404 thru 1434, inclusive	1,600

EXECUTED this the 7th day of April, 1973.

OWNERS:

ATTEST:

REPUBLIC LAND COMPANY, d/b/a
PECAN PLANTATION

<p><u>Wm. Donald Black, Secretary</u> Wm. Donald Black, Secretary</p> <p><u>Ira J. Downs</u> IRA J. DOWNS</p> <p><u>Louis J. Schoenfeld</u> LOUIS J. SCHOENFELD</p> <p><u>Jay E. Gillman</u> JAY E. GILLMAN</p> <p><u>Charles K. Howard</u> CHARLES K. HOWARD</p> <p><u>B. K. Pressley</u> B. K. PRESSLEY</p> <p><u>James C. Greer</u> JAMES C. GREER</p> <p><u>Dorothy Downs</u> DOROTHY DOWNS</p> <p><u>Gladys A. Schoenfeld</u> GLADYS A. SCHOENFELD</p> <p><u>Naomi L. Howard</u> NAOMI L. HOWARD</p> <p><u>J. W. Skinner</u> J. W. SKINNER</p>	<p>By <u>Obie P. Leonard, Jr., Vice-President</u> Obie P. Leonard, Jr., Vice-President</p> <p><u>Alford M. Jones</u> ALFORD M. JONES</p> <p><u>Richard D. Stearns</u> RICHARD D. STEARNS</p> <p><u>Delma Phillips</u> DELMA PHILLIPS</p> <p><u>Mary Ann Phillips</u> MARY ANN PHILLIPS</p> <p><u>Henry Schreiber</u> HENRY SCHREIBER</p> <p><u>Jean K. Pressley</u> JEAN K. PRESSLEY</p> <p><u>Florence R. Greer</u> FLORENCE R. GREER</p> <p><u>Bonita C. Jones</u> BONITA C. JONES</p> <p><u>Margaret L. Schreiber</u> MARGARET L. SCHREIBER</p> <p><u>Charles R. Biggs</u> CHARLES R. BIGGS</p> <p>-3- <u>Beverly Biggs</u> BEVERLY BIGGS</p>
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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;

Jerry T. Beene
Jerry T. Beene

THE STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JERRY T. BEENE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of April, 1973.

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

THE STATE OF TEXAS |
COUNTY OF HOOD |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BEVERLY BIGGS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of May, 1973.

[Signature]
Notary Public in and for
Hood County, Texas
My Commission expires June 3, 1973
BEVERLY M. HOLTZINGER

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 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 7th day of April, 1973.

BETTY JUNE LEWIS, Notary Public
Tarrant County Texas

Betty June Lewis
Notary Public in and for
Tarrant County, Texas

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 IRA J. DOWNS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of April, 1973.

William E. Phelps
Notary Public in and for
Tarrant County, Texas

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 LOUIS J. SCHOENFIELD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of April, 1973.

William E. Phelps
Notary Public in and for
Tarrant County, Texas

THE STATE OF TEXAS |
COUNTY OF El Paso |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAY E. GILLMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26 day of April, 1973.

Thelma A. Caviness
Notary Public in and for
El Paso County, Texas
THELMA A. CAVINESS, Notary Public, in and for El Paso County, Texas. My commission expires May 31, 1973

THE STATE OF TEXAS |
COUNTY OF Hood |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHARLES K. HOWARD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11 day of April, 1973.

Kara Meyer
Notary Public in and for
Hood County, Texas

THE STATE OF TEXAS |
COUNTY OF Hood |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared B. K. PRESSLEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

^{may}
~~April~~ GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of April, 1973.

BEVERLY V. HOLTZINGER
Beverly V. Holtzinger
Notary Public in and for
Hood County, Texas
My Commission expires June 3, 1973

THE STATE OF TEXAS |
COUNTY OF Hood |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES C. GREER, known to me to be the

person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 6 day of April, 1973.

Beverly V. Holtzinger
BEVERLY V. HOLTZINGER
Notary Public in and for
Hood County, Texas
My Commission expires June 3, 1973

THE STATE OF TEXAS |
COUNTY OF HOOD |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ALFORD M. JONES, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12 day of April, 1973.

Kay Meyer
Notary Public in and for
Hood County, Texas

THE STATE OF TEXAS |
COUNTY OF DALLAS |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RICHARD D. STEARNS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th day of April, 1973.

Walter D. Carter
Notary Public in and for
Dallas County, Texas

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 DELMA PHILLIPS and wife, MARY ANN PHILLIPS, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of April, 1973.

William E. Phelps
Notary Public in and for
Tarrant County, Texas

THE STATE OF TEXAS |
COUNTY OF Hood |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared HENRY SCHREIBER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

~~May~~ GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of ~~April~~, 1973.

BEVERLY V. HOLTZINGER
Beverly V. Holtzinger
Notary Public in and for
Hood County, Texas
My Commission expires June 3, 1973

THE STATE OF TEXAS |
COUNTY OF HOOD |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared FLORENCE F. GREER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of ~~April~~ ^{May}, 1973.

BEVERLY V. HOLTZINGER
Beverly V. Holtzinger
Notary Public in and for
HOOD County, Texas
My Commission expires June 3, 1973

THE STATE OF TEXAS |
COUNTY OF HOOD |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BONITA C. JONES, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12 day of April, 1973.

Kay Murrell
Notary Public in and for
Hood County, Texas

THE STATE OF TEXAS |
COUNTY OF HOOD |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MARGARET L. SCHREIBER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 6th day of ~~April~~ ^{May}, 1973.

BEVERLY V. HOLTZINGER
Beverly V. Holtzinger
Notary Public in and for
HOOD County, Texas
My Commission expires June 3, 1973

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 DOROTHY DOWNS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of April, 1973.

William E. Phelps
Notary Public in and for
Tarrant County, Texas

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 GLADYS L. SCHOENFELD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of April, 1973.

William E. Phelps
Notary Public in and for
Tarrant County, Texas

THE STATE OF TEXAS |
COUNTY OF HOOD

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared NAOMI L. HOWARD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11 day of April, 1973.

Kay Meyer
Notary Public in and for
Hood County, Texas

THE STATE OF TEXAS |
COUNTY OF HOOD

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JEAN K. PRESSLEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5 day of ^{May} April, 1973.

Beverly V. Holtzinger
BEVERLY V. HOLTZINGER
Notary Public in and for
HOOD County, Texas

My Commission expires June 3, 1973

THE STATE OF TEXAS
COUNTY OF HOOD

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J. W. SKINNER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7 day of April, 1973.

Kay Meyer
Notary Public in and for
Hood County, Texas

THE STATE OF TEXAS
COUNTY OF Hood

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHARLES BIGGS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 6 day of MAY, 1973.

CHARLES BIGGS

Charles R. Biggs

Beverly H. Hattgen
Notary Public in and for
Hood County, Texas

BEVERLY BIGGS

Beverly Biggs

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 17 DAY OF May 1973 AT 10:10 A. M.
RECORDED THE 17 DAY OF May 1973 AT 2:00 P. M.
BY: David Piper Deputy BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS