

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 VIII, recorded in Vol. 189, Page 504, Deed Records of Hood County, Texas, was filed; and

WHEREAS, the map or plat of said PECAN PLANTATION, UNIT VIII, attached to said Dedication, recorded in Vol. 1, Page 143, 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 VIII, has been made, as described in Exhibit "A" attached hereto and as shown on Maps "A" and "B" of said PECAN PLANTATION, UNIT VIII, also attached hereto, which said final maps or plats are being recorded in Vol. 2, Pages 28 & 29, Plat Records of Hood County, Texas; and

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

WHEREAS, REPUBLIC LAND COMPANY, d/b/a PECAN PLANTATION, is desirous of amending said dedication for the purpose of adopting the final maps or plats attached hereto and for the purpose of reserving certain drainage easements shown on said final maps or plats:

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 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 VIII," and being:

Lots 731 thru 936, inclusive, of Pecan Plantation,  
Unit VIII, 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 VIII, 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 731 thru 936, inclusive, of Pecan Plantation, Unit VIII, 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 Monticello Drive, Bellechase Circle, Ravenswood Road, Bellechase Road, Bulow Court, Burn Court, Oxbow Court, Ducros Court, Choctaw Court, Concord Court, Tara Court,

Arcola Court and Pirlie Court, hereinafter referred as 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. A 10 foot wide utility easement is hereby reserved along the front of each lot and a 5 foot wide drainage and utility easement is hereby reserved along the sides and rear lines of each lot as may be necessary for drainage and for the installation and maintenance of said utilities and lines, with the exception that on "river front" lots, no utility easement is granted 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 that 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>
731 thru 808, inclusive	1,600
809 thru 936, inclusive	1,200

EXECUTED this the 11th day of May, 1973.

REPUBLIC LAND COMPANY, d/b/a  
PECAN PLANTATION

ATTEST:

By *R. W. Leonard*  
R. W. Leonard, President

*Wm. Donald Black*  
Wm. Donald Black, 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 R. W. Leonard, as 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 11th day of May, 1973.

*Betty Jane Lewis*  
Notary Public in and for  
Tarrant County, Texas

EXHIBIT "A"

Being a tract of land out of the JAMES W. MOORE SURVEY, Abstract 344, Hood County, Texas, referred to as PECAN PLANTATION, UNIT EIGHT, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on a Northeast bank of the Brazos River, said point being South 18 degrees 04 minutes East 8340 feet from the most Southerly Southeast corner of the Brazos River Authority 221 acre tract referred to by deed as Tract No. 100, as recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Deed Records, Hood County, Texas, said corner known as BRA - "100-4";

THENCE North 57 degrees 22 minutes East 535 feet to a steel rod;

THENCE South 83 degrees 22 minutes East 50-0/10 feet to a steel rod, said point being the beginning of a curve to the left having a radius point which bears South 83 degrees 22 minutes East 324-81/100 feet;

THENCE around the arc of said curve in a Southerly direction 303-8/10 feet to a steel rod;

THENCE North 60 degrees 44 minutes East 124-5/10 feet to a steel rod;

THENCE North 83 degrees 23 minutes East 95-0/10 feet to a steel rod;

THENCE North 25 degrees 13 minutes East 233-0/10 feet to a steel rod;

THENCE South 54 degrees 25 minutes East 125-2/10 feet to a steel rod, said point being on a curve whose radius point bears South 44 degrees 13 minutes East 50-0/10 feet;

THENCE around the arc of said curve to the right and in a Southeasterly direction, 101-2/10 feet to a steel rod;

THENCE South 89 degrees 35 minutes East 148-4/10 feet to a steel rod;

THENCE South 2 degrees 20 minutes West 145-0/10 feet to a steel rod;

THENCE South 34 degrees 20 minutes East 414-5/10 feet to a steel rod;

THENCE South 3 degrees 53 minutes West 370-0/10 feet to a steel rod;

THENCE South 10 degrees 53 minutes East 111-8/10 feet to a steel rod;

THENCE 40 degrees 38 minutes East 190-0/10 feet to a steel rod;

THENCE South 57 degrees 26 minutes East 102-4/10 feet to a steel rod;

THENCE North 84 degrees 34 minutes East 979-4/10 feet to a steel rod;

THENCE North 52 degrees 06 minutes East 619-7/10 feet to a steel rod;

THENCE North 33 degrees 23 minutes East 1150-0/10 feet to a steel rod;

THENCE North 23 degrees 07 minutes West 115-0/10 feet to a steel rod;

THENCE 4 degrees 37 minutes West 125-0/10 feet to a steel rod;

THENCE North 21 degrees 37 minutes West 120-0/10 feet to a steel rod;

THENCE North 44 degrees 33 minutes East 170-7/10 feet to a steel rod;

THENCE North 52 degrees 27 minutes East 575-0/10 feet to a steel rod;  
THENCE North 45 degrees 49 minutes East 539-8/10 feet to a steel rod;  
THENCE North 45 degrees 31 minutes East 670-0/10 feet to a steel rod;  
THENCE North 5 degrees 29 minutes West 197-0/10 feet to a steel rod;  
THENCE North 41 degrees 15 minutes East 281-5/10 feet to a steel rod;  
THENCE North 42 degrees 46 minutes West 65-0/10 feet to a steel rod;  
THENCE North 13 degrees 03 minutes West 225-0/10 feet to a steel rod;  
THENCE North 2 degrees 57 minutes East 900-0/10 feet to a steel rod;  
THENCE South 86 degrees 59 minutes East 135-2/10 feet to a steel rod on  
a curve;  
THENCE along the arc of said curve, having a radius of 3241-23/100 feet,  
to the right and in a Northerly direction 25-35/100 feet to a point at which  
said radius point bears South 85 degrees 59 minutes East 3241-23/100 feet;  
THENCE South 85 degrees 59 minutes East 50-0/10 feet to a steel rod;  
THENCE South 87 degrees 03 minutes East 134-4/10 feet to a steel rod;  
THENCE South 2 degrees 57 minutes West 800-0/10 feet to a steel rod;  
THENCE South 14 degrees 32 minutes East 80-0/10 feet to a steel rod;  
THENCE South 86 degrees 03 minutes East 265-0/10 feet to a steel rod;  
THENCE South 22 degrees 50 minutes East 205-5/10 feet to a steel rod;  
THENCE South 35 degrees 38 minutes East 50-0/10 feet to a point;  
THENCE South 54 degrees 22 minutes West 12-0/10 feet to a steel rod for  
the beginning of a curve to the right having a radius of 140-09/100 feet;  
THENCE along the arc of said curve to the right and in a Southwesterly di-  
rection, 6-0/10 feet to a steel rod;  
THENCE South 37 degrees 43 minutes East 580 feet to a point on a Northwest  
bank of the Brazos River;  
THENCE downstream with the bank of said Brazos River, Southwesterly  
approximately 5400 feet to a point;  
THENCE departing said river bank, North 20 degrees 37 minutes West 635  
feet to a steel rod on a curve having a radius of 508-84/100 feet;  
THENCE along the arc of said curve, to the right and in a Westerly direction,  
104-2/10 feet to a steel rod at the end of said curve;  
THENCE South 81 degrees 18 minutes West 284-6/10 feet to a steel rod;  
THENCE South 8 degrees 42 minutes East 755 feet to a point on a Northwest  
bank of the Brazos River;  
THENCE with said river bank, Northwesterly approximately 3360 feet to the  
place of beginning.

THENCE North 52 degrees 27 minutes East 575-0/10 feet to a steel rod;  
 THENCE North 45 degrees 49 minutes East 539-8/10 feet to a steel rod;  
 THENCE North 45 degrees 31 minutes East 670-0/10 feet to a steel rod;  
 THENCE North 5 degrees 29 minutes West 197-0/10 feet to a steel rod;  
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 THENCE South 86 degrees 59 minutes East 135-2/10 feet to a steel rod on  
 a curve;

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 to the right and in a Northerly direction 25-35/100 feet to a point at which  
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 bank of the Brazos River;

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THENCE South 81 degrees 18 minutes West 284-6/10 feet to a steel rod;

THENCE South 8 degrees 42 minutes East 755 feet to a point on a Northwest  
 bank of the Brazos River;

THENCE with said river bank, Northwesterly approximately 3360 feet to the  
 place of beginning.

FILED FOR RECORD THE 4 DAY OF June 1973 AT 11:15 A.M.  
 RECORDED THE 5 DAY OF June 1973 AT 10:30 A.M.  
 BY: Doris Ryeer Deputy BRUCE PRICE, COUNTY CLERK  
 HOOD COUNTY, TEXAS