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DEED 233

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AMENDMENT TO DEDICATION AND RESTRICTIONS

STATE OF TEXAS 1
 1 KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HOOD 1

THAT, WHEREAS, REPUBLIC LAND COMPANY, a Texas corporation, d/b/a PECAN PLANTATION (hereinafter referred to as Dedicator) has heretofore filed a Declaration of Restrictions recorded at Volume 205, page 140, Deed Records of Hood County, Texas, covering certain lands located in Hood County, Texas, and known as and designated by Dedicator as UNIT IV of PECAN PLANTATION; and

WHEREAS, said Declaration of Restrictions and plat recorded in connection therewith at Volume 2, page 40, Plat Records of Hood County, Texas, reflected and constituted Dedicator's plan for the subdivision of the lands covered thereby and none of said land has been sold by Dedicator and is still wholly owned by Dedicator; and

WHEREAS, Dedicator has revised and replatted said UNIT IV, PECAN PLANTATION, and desires to file its revised plan for the subdivision thereof, which revised plan includes the addition of land in UNIT IV; and

WHEREAS, Dedicator desires to subdivide and plat the lands described in Exhibit "A" attached hereto, a map and plat of which is being recorded contemporaneously herewith at Volume 3, page 11, of the Plat Records of Hood County, Texas, which plat is adopted by Dedicator as its revised plan for subdividing said lands into the lots as shown thereon, as PECAN PLANTATION, UNIT IV, and being:

Tracts A through S, inclusive, and Lots 1879 and 1880, of Pecan Plantation, Unit IV, in the James W. Moore Survey, Abstract 344, Hood County, Texas; and

WHEREAS, except for the above mentioned changes in Exhibit "A" and the map or plat recorded in Volume 3, page 11,

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of the Plat Records of Hood County, Texas, there are no other changes in the Dedication recorded in Volume 205, page 140, Deed Records of Hood County, Texas;

NOW, THEREFORE, Dedicator declares that the property specifically described in Exhibit "A", designated as:

Tracts A thru S, inclusive, and Lots 1879 and 1880, of Pecan Plantation, Unit IV, 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 as set forth in Declaration of Restrictions recorded at Volume 205, page 140, Deed Records of Hood County, Texas, covering certain lands located in Hood County, Texas, and known by Dedicator and designated as UNIT IV, PECAN PLANTATION; and such covenants, restrictions, easements, charges and liens and any amendments and additions made thereto are hereby incorporated as a part hereof.

EXECUTED this the 14th day of January, 1975.



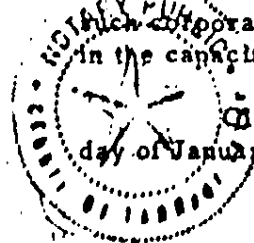
Phyllis Patraz
Phyllis Patraz, Asst. Secretary

REPUBLIC LAND COMPANY,
d/b/a PECAN PLANTATION

By Obie P. Leonard, Jr.
Obie P. Leonard, Jr.
Vice-President

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, a corporation, 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 14th day of January, 1975.

Betty Jane Lewis
Notary Public, Tarrant County, Texas

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FIELD NOTES
PECAN PLANTATION, UNIT FOUR, MAP ONE
Hood County, Texas

All that certain lot, tract or parcel of land out of the JAMES W. MOORE Survey, Abstract 344, Hood County, Texas, and being more particularly described in four tracts by metes and bounds as follows:

FIRST TRACT

BEGINNING at the Northwest corner of Lot 686, Pecan Plantation, Unit Five, according to the plat recorded in Volume 1, Page 137, Plat Records, Hood County, Texas;

THENCE North 69 degrees 18 minutes West 50-0/10 feet to the beginning of a curve to the left having a radius of 354-71/100 feet in the West right-of-way line of Brierfield Road;

THENCE in a Southerly direction with said right-of-way line around the arc of said curve 107-8/10 feet to the Northeast corner of Lot 687 of said Pecan Plantation, Unit Five;

THENCE with the North line of said Lot 687, North 86 degrees 43 minutes West 120-0/10 feet to its Northwest corner;

THENCE with the West line of said Lot 687, South 16 degrees 17 minutes West 94-3/10 feet to its Southwest corner;

THENCE South 58 degrees 06 minutes West 273-2/10 feet to a point;

THENCE North 56 degrees 48 minutes West 75-0/10 feet to a point;

THENCE North 73 degrees 10 minutes West 144-95/100 feet to a point;

THENCE North 28 degrees 43 minutes West 850-0/10 feet to a point;

THENCE South 89 degrees 02 minutes East 345-8/10 feet to a point;

THENCE South 69 degrees 18 minutes East 540-0/10 feet to a point;

THENCE South 83 degrees 36 minutes East 263-0/10 feet to a point;

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THENCE North 20 degrees 42 minutes East 60-0/10 feet to a point;

THENCE North 54 degrees 48 minutes West 439-25/100 feet to a point;

THENCE North 58 degrees 20 minutes West 375-0/10 feet to a point;

THENCE North 87 degrees 24 minutes West 556-1/10 feet to a point;

THENCE North 18 degrees 30 minutes West 95-0/10 feet to a point;

THENCE South 71 degrees 30 minutes West 73-0/10 feet to a point in a curve whose center bears North 54 degrees 32 minutes West 54-0/10 feet;

THENCE Southwesterly with the arc of said curve to the right having a radius of 54-0/10 feet a distance of 72-65/100 feet to a point;

THENCE South 54 degrees 25 minutes West, mostly with the face of an existing concrete curb line, in all 168-25/100 feet to a point in a curve whose center bears South 86 degrees 16 minutes West 54-0/10 feet;

THENCE Southerly with the arc of said curve to the right having a radius of 54-0/10 feet a distance of 60-8/10 feet to a point;

THENCE South 35 degrees 35 minutes East 44-35/100 feet to a point;

THENCE South 54 degrees 25 minutes West 20-0/10 feet to a point;

THENCE North 35 degrees 35 minutes West 50-7/10 feet to a point in a curve whose center bears North 6 degrees 48 minutes West 54-0/10 feet;

THENCE Northerly with the arc of said curve to the right having a radius of 54-0/10 feet a distance of 197-3/10 feet to a point;

THENCE North 54 degrees 25 minutes East mostly with the face of an existing concrete curb line, in all 165-55/100 feet to a point in a curve whose center bears North 84 degrees 48 minutes East 56-34/100 feet;

THENCE Northeasterly with the arc of said curve to the right having a radius of 56-34/100 feet a distance of 75-4/10 feet to its point of tangency;

THENCE North 71 degrees 30 minutes East 6-65/100 feet to a point;

THENCE North 36 degrees 50 minutes 30 seconds West 199-8/10 feet to a point;

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THENCE North 14 degrees 20 minutes East 251-4/10 feet to a point;

THENCE North 59 degrees 54 minutes West 122-1/10 feet to a point;

THENCE South 5 degrees 50 minutes West 111-2/10 feet to a point;

THENCE North 84 degrees 40 minutes West 209-5/10 feet to elevation 696+, Brazos River Authority Datum, on the East shore of a small lake;

THENCE Northeasterly and Westerly with said elevation 696+ and the meanders of said shoreline approximately 300 feet to a point;

THENCE, departing said shoreline, North 7 degrees 05 minutes East approximately 235-0/10 feet to a point in the South line of Elmscourt, a 50 foot wide street as dedicated herein;

THENCE North 60 degrees 25 minutes West 59-71/100 feet to the beginning of a curve to the right having a radius of 50-0/10 feet, and in a Northwesterly direction around the arc of said curve 38-47/100 feet to a point;

THENCE South 73 degrees 40 minutes West 19-0/10 feet to a point;

THENCE North 49 degrees 05 minutes West 310-0/10 feet to a point;

THENCE North 45 degrees 40 minutes East 100-25/100 feet to a point;

THENCE South 65 degrees 25 minutes East 465-0/10 feet to a point;

THENCE South 75 degrees 25 minutes East 380-0/10 feet to a point;

THENCE South 83 degrees 31 minutes East 214-5/10 feet to a point in a curve to the right having a radius of 726-40/100 feet, from which point the radius point of said curve bears South 76 degrees 15 minutes East 726-40/100 feet;

THENCE in a Northeasterly direction around the arc of said curve 195-56/100 feet to the Southeast corner of Lot 323, Pecan Plantation, Unit Two, according to the plat recorded in Volume 2, Page 14, Plat Records of Hood County, Texas;

THENCE with the South line of said Pecan Plantation, Unit Two, South 60 degrees 36 minutes East 100-0/10 feet to the Southwest corner of Lot 322 of said Pecan Plantation, Unit Two, and a point in a curve to the left having a radius of 626-40/100 feet;

THENCE in a Southerly direction around the arc of said curve 94-01/100 feet to a point;

THENCE South 60 degrees 03 minutes East 95-0/10 feet to a point;

THENCE South 37 degrees 02 minutes East 427-5/10 feet to a point;

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THENCE South 48 degrees 29 minutes East 396-3/10 feet to a point;

THENCE South 58 degrees 20 minutes East 410-0/10 feet to a point;

THENCE South 89 degrees 20 minutes East 150-0/10 feet to a point;

THENCE North 40 degrees 04 minutes East 110-0/10 feet to a point;

THENCE South 31 degrees 10 minutes East 196-2/10 feet to the Northwest corner of Lot 622 of said Pecan Plantation, Unit Five;

THENCE with the West line of said Lot 622, South 27 degrees 21 minutes West 310-0/10 feet to the Southwest corner of said Lot 622;

THENCE South 21 degrees 05 minutes West 50-0/10 feet to a point in the curved South right-of-way line of Bellechase Road, from which point the radius point of said curve bears South 21 degrees 05 minutes West 567-21/100 feet;

THENCE with said right-of-way line in a Southeasterly direction around the arc of said curve to the right 9-65/100 feet to the Northwest corner of Lot 623 of said Pecan Plantation, Unit Five;

THENCE with the West line of said Lot 623, South 23 degrees 33 minutes West 141-2/10 feet to the Southwest corner of said Lot 623;

THENCE North 68 degrees 35 minutes West 125-8/10 feet to a point;

THENCE South 20 degrees 42 minutes West 240-0/10 feet to a point;

THENCE South 32 degrees 05 minutes East 95-7/10 feet to a point;

THENCE South 45 degrees 58 minutes East 32-0/10 feet to the Northwest corner of Lot 684 of said Pecan Plantation, Unit Five;

THENCE with the West line of said Lot 684, South 29 degrees 14 minutes West 124-6/10 feet to the common Southwest corner of said Lot 684 and the Northeast corner of Lot 686, Pecan Plantation, Unit Five;

THENCE with the North line of said Lot 686, North 69 degrees 18 minutes West 142-0/10 feet to the place of beginning.

SECOND TRACT

BEGINNING at the West corner of Lot 347, Pecan Plantation, Unit Two, according to the plat recorded in Volume 2, Page 14, Plat Records of Hood County, Texas;

THENCE South 38 degrees 36 minutes East 392-0/10 feet to the beginning of a curve to the right having a radius of 50-0/10

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feet, and around the arc of said curve in a Southerly direction, 78-55/100 feet to a point;

THENCE South 38 degrees 36 minutes East 225-0/10 feet to a point;

THENCE South 8 degrees 24 minutes West 160-0/10 feet to a point;

THENCE South 50 degrees 49 minutes West approximately 300 feet to a point on the East bank of the Brazos River;

THENCE downstream with said bank and in a Northwesterly direction approximately 900 feet to a point in the Southeast right-of-way of the Texas Power and Light Company electric transmission line right-of-way;

THENCE with said Southeast line of said right-of-way, North 59 degrees 24 minutes East approximately 522 feet to a point;

THENCE departing said right-of-way, South 30 degrees 36 minutes East 50-0/10 feet to the place of beginning.

THIRD TRACT

BEING a twenty foot wide easement for access to Lot "S" Pecan Plantation Unit Four and a golf cart path, said easement lying 10 feet on each side of the following described centerline:

BEGINNING at a point in the East line of Westover Drive having a bearing and distance of North 54 degrees 25 minutes East 20-0/10 feet, said point being North 54 degrees 25 minutes East 10-0/10 feet from the Southeast corner of Westover Drive, as described herein;

THENCE departing the East line of Westover Drive with the arc of a curve to the right having a radius of 62-81/100 feet a distance of 60-8/10 feet to its point of tangency;

THENCE South 19 degrees 53 minutes West 79-8/10 feet to the beginning of a curve to the left having a radius of 105-76/100 feet, and continuing with the arc of said curve, a distance of 73-3/10 feet to the end of the curve;

THENCE South 19 degrees 49 minutes East 87-0/10 feet to a point for the Easterly end of said easement, and the West line of Lot S, Pecan Plantation Unit Four, as described herein.

FOURTH TRACT

BEGINNING at the Easterly end of the easement centerline herein-
above described under "Third Tract";

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THENCE North 70 degrees 11 minutes East 8-9/10 feet to the Northwest corner of Lot S;

THENCE South 24 degrees 40 minutes East 466-5/10 feet to a point;

THENCE South 64 degrees 15 minutes West approximately 315 feet to a point on the Northeast bank of the Brazos River;

THENCE Northwesterly and downstream with the meanders of said Northeast bank approximately 510 feet to a point;

THENCE along said bank, North 70 degrees 11 minutes East approximately 350 feet to the place of beginning.

SEMPCO, INC.
1195

1-16-75

FILED FOR RECORD
M. TA

2024 1 16 1975

Handwritten signature

CLERK OF COUNTY CLERK HOOD COUNTY TEXAS

FILED FOR RECORD THE 27 DAY OF Jan. 1975 AT 2:00 PM.

RECORDED THE 30 DAY OF Jan. 1975 AT 2:00 PM.

BY: *Ray Reynolds*
DEPUTY

DORIS DYER, COUNTY CLERK
HOOD COUNTY, TEXAS