

CITY OF DALLAS
FILED FOR RECORD
DATE 3-21-74 NO. 179

141212
COUNCIL CHAMBER
March 18, 1974
WPK

WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with a request for a change in zoning as approved by the City Council involving zoning files Z70-241/2121-A, Z71-219/2450-A and Z73-199/3122-A on property generally located in an area bounded by Preston Road, Keller Springs Road, Dallas Parkway and the Dallas/Collin County line; and

WHEREAS, said deed restrictions have been approved as to form and content;

Now Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS, TEXAS:

SECTION 1. That the deed restrictions as set forth in the attached instrument be and are hereby accepted by the City Council of the City of Dallas, Texas, to be used in conjunction with the development of property as described in the corresponding tracts of land in Ordinance # 14163.

SECTION 2. That said deed restrictions shall be filed with the County Clerk of Dallas County, Texas, to be recorded in the Deed Records of Dallas County, Texas, after approval thereof by the City Attorney.

SECTION 3. That this resolution shall take effect from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

MAR 18 1974

Harold G. Shank
City Secretary

Approved as to form:
N. ALEX BICKLEY, City Attorney

By *[Signature]*
Assistant City Attorney

[Signature]
HEAD OF DEPARTMENT

CITY AUDITOR

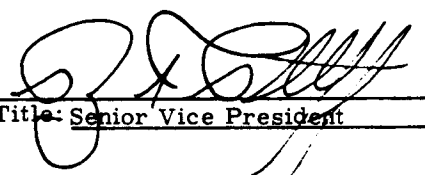
[Signature]
CITY MANAGER

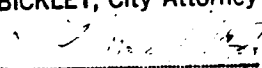
date of filing hereof, which shall be filed in the Deed Records of Dallas County, Texas, and shall be fully binding on all persons acquiring property within the above described area, whether by descent, devise, purchase, or otherwise, and any person by the acceptance of title to any of the above described land shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. The City of Dallas may specifically enforce these restrictions, at its discretion, by judicial action, by withholding permits necessary for construction or occupancy of improvements constructed thereon, or in any other manner permitted by law. The right to enforce these restrictions is limited, however, to the City of Dallas, and no party hereafter obtaining an interest in any or all of the property hereby restricted, or in any neighboring property, shall have the right to enforce such restrictions herein imposed, or amend or modify them to permit additional uses of the land restricted after giving the same notice and rights to a hearing before the City Council that would be required for a change of zoning for the area encompassed by the changed restrictions under the Comprehensive Zoning Ordinance of the City of Dallas.

EXECUTED this 7th day of March, 1974, by the authorized corporate officer of RSF Land Corporation, the authorized manager of the Bent Tree Joint Venture.

BENT TREE JOINT BENTURE

BY: RSF LAND CORPORATION,
Manager

By: 
Title: Senior Vice President

Approved as to form:
N. ALEX BICKLEY, City Attorney
By: 
Assistant City Attorney

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TRACT 3-A: MULTIPLE FAMILY-1 DISTRICT

BEING a tract of land situated in the Eli Shepherd Survey, Abstract No. 1361, Dallas County, Texas, and being part of City Block 8228, and being more particularly described as follows:

BEGINNING at a point in the county line between Dallas County and Collin County, said point being 897.88 feet east of the east line of Addison Road;

THENCE east along said county line, a distance of 1293.31 feet to a point;

THENCE south 28° 45' 36" west, a distance of 124.61 feet to a point;

THENCE south 77° 12' 56" west, a distance of 146.46 feet to a point;

THENCE north 63° 18' 54" west, a distance of 213.99 feet to a point;

THENCE south 66° 07' 31" west, a distance of 219.67 feet to a point;

THENCE north 61° 30' 24" west, a distance of 272.50 feet to a point;

THENCE south 52° 39' 21" west, a distance of 186.01 feet to a point;

THENCE north 70° 39' 29" west, a distance of 248.05 feet to a point;

THENCE south 67° 29' 40" west, a distance of 83.35 feet to a point;

THENCE north, a distance of 66.80 feet to a point in the county line between Dallas County and Collin County, the PLACE OF BEGINNING, and containing 2.394 acres of land.

COUNTY CLERK'S MEMORANDUM
COPIES OF THIS DOCUMENT NOT
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TRACT 3-B: MULTIPLE FAMILY-1 DISTRICT

BEING a tract of land situated in the Eli Shepherd Survey, Abstract No. 1361, and the B. C. Myers Survey, Abstract No. 964, Dallas County, Texas and being part of City Blocks 8227 and 8228, and being more particularly described as follows:

BEGINNING at a point in the county line between Dallas County and Collin County, said point being 2278.74 feet east of the east line of Addison Road;

THENCE east along said county line, a distance of 253.32 feet to a point;

THENCE south 63° 53' 41" west, a distance of 134.45 feet to a point;

THENCE north 65° 57' 14" west, a distance of 145.19 feet to a point in the county line between Dallas County and Collin County, the **PLACE OF BEGINNING**, and containing 0.172 acre of land.

COUNTY CLERK'S MEMORANDUM
PORTIONS OF THIS
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TRACT 4-A: MULTIPLE FAMILY-1 DISTRICT

BEING a tract of land situated in the Wm. Lomax Survey, Abstract No. 792, and the Eli Shepherd Survey, Abstract No. 1361, Dallas County, Texas, and being part of City Blocks 8226, 8228, 8229 and 8230, and being more particularly described as follows:

BEGINNING at a point in the northwest line of Westgrove Drive, said point being north 41° 57' 00" east along the northwest line of Westgrove Drive, a distance of 400.00 feet from the northeast line of Dallas Parkway;

THENCE north 48° 03' 00" west, a distance of 1540.78 feet to a point of curve to the right, said curve having a central angle of 50° 01' 00" and a radius of 1000.00 feet;

THENCE around said curve to the right, a distance of 872.96 feet to a point;

THENCE north 01° 58' 00" east, a distance of 1488.68 feet to a point;

THENCE south 37° 41' 00" east, a distance of 47.37 feet to a point;

THENCE south 64° 36' 45" east, a distance of 356.74 feet to a point;

THENCE south 56° 48' 19" east, a distance of 136.79 feet to a point;

THENCE south 78° 08' 19" east, a distance of 168.80 feet to a point;

THENCE north 83° 16' 41" east, a distance of 207.80 feet to a point;

THENCE north 75° 22' 11" east, a distance of 40.00 feet to a point;

THENCE south 00° 04' 05" east, a distance of 591.26 feet to a point;

THENCE south 89° 40' 00" west, a distance of 655.28 feet to a point;

THENCE south 02° 34' 04" east, a distance of 362.40 feet to a point;

THENCE south 09° 32' 06" west, a distance of 163.39 feet to a point;

THENCE south 37° 05' 34" east, a distance of 207.41 feet to a point;

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TRACT 4-A (Continued):

THENCE south 29° 26' 09" east, a distance of 127.68 feet to a point;

THENCE south 82° 46' 29" east, a distance of 290.74 feet to a point;

THENCE north 84° 56' 31" east, a distance of 578.60 feet to a point;

THENCE south 02° 51' 21" west, a distance of 319.53 feet to a point;

THENCE south 15° 29' 21" west, a distance of 267.65 feet to a point;

THENCE south 09° 02' 34" east, a distance of 179.08 feet to a point;

THENCE south 51° 08' 49" east, a distance of 357.62 feet to a point;

THENCE south 47° 21' 47" east, a distance of 192.95 feet to a point;

THENCE south 53° 21' 00" east, a distance of 140.90 feet to a point;

THENCE south 18° 56' 00" east, a distance of 84.34 feet to a point in the northwest line of Westgrove Drive;

THENCE south 41° 57' 00" west along the northwest line of Westgrove Drive, a distance of 507.02 feet to a point, the PLACE OF BEGINNING, and containing 50.107 acres of land.

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TRACT 5-A: OFFICE-2 DISTRICT

BEING a tract of land situated in the Wm. Lomax Survey, Abstract No. 792, Dallas County, Texas, and being part of City Blocks 8229 and 8230, and being more particularly described as follows:

BEGINNING at the intersection of the northeast line of Dallas Parkway and the northwest line of Westgrove Drive;

THENCE north 48° 03' 00" west along the northeast line of Dallas Parkway, a distance of 1395.65 feet to a point;

THENCE north 41° 57' 00" east, a distance of 400.00 feet to a point;

THENCE south 48° 03' 00" east, a distance of 1395.65 feet to a point in the northwest line of Westgrove Drive;

THENCE south 41° 57' 00" west along the northwest line of Westgrove Drive, a distance of 400.00 feet to a point in the northeast line of Dallas Parkway, the PLACE OF BEGINNING, and containing 12.816 acres of land.

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TRACT 7: TOWNHOUSE-2 DISTRICT

BEING a tract of land situated in the J. V. Mounts Survey, Abstract No. 942, and the B. C. Myers Survey, Abstract No. 964, Dallas County, Texas, and being part of City Blocks 8209, 8226, and 8227, and being more particularly described as follows:

COMMENCING at the southwest corner of Lot 1 in City Block 3/8226 of Bent Tree, an addition to the City of Dallas, Texas;

THENCE north $01^{\circ} 27' 18''$ west, a distance of 156.98 feet to a point;

THENCE north $39^{\circ} 28' 21''$ west, a distance of 506.81 feet to a point;

THENCE in a northwesterly direction with a curve to the right, said curve having a central angle of $59^{\circ} 44' 59''$ and a radius of 225.00 feet, a distance of 234.63 feet to the PLACE OF BEGINNING;

THENCE from the PLACE OF BEGINNING, and continuing with a curve to the right, said curve having a central angle of $15^{\circ} 38' 22''$ and a radius of 225.00 feet, a distance of 61.42 feet to a point;

THENCE north $35^{\circ} 55' 00''$ east, a distance of 109.71 feet to a point;

THENCE in a northeasterly direction with a curve to the right, said curve having a central angle of $02^{\circ} 57' 50''$ and a radius of 1025.00 feet, a distance of 53.02 feet to a point;

THENCE north $38^{\circ} 52' 50''$ east, a distance of 241.99 feet to a point;

THENCE in a northeasterly direction with a curve to the right, said curve having a central angle of $02^{\circ} 18' 10''$ and a radius of 2025.00 feet, a distance of 81.39 feet to a point;

THENCE north $41^{\circ} 11' 00''$ east, a distance of 299.08 feet to a point;

THENCE in a northeasterly direction with a curve to the right, said curve having a central angle of $27^{\circ} 46' 44''$ and a radius of 210.00 feet, a distance of 101.82 feet to a point;

THENCE north $28^{\circ} 53' 41''$ west, a distance of 72.53 feet to a point;

THENCE north $27^{\circ} 28' 00''$ east, a distance of 103.00 feet to a point;

THENCE north $00^{\circ} 20' 39''$ west, a distance of 284.16 feet to a point;

THENCE south $89^{\circ} 39' 21''$ west, a distance of 272.34 feet to a point;

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THENCE north 02° 07' 09" west, a distance of 203.76 feet to a point;

THENCE north 04° 34' 09" west, a distance of 383.01 feet to a point;

THENCE north 06° 06' 59" west, a distance of 217.33 feet to a point;

THENCE north 17° 14' 09" west, a distance of 224.84 feet to a point;

THENCE north 76° 16' 11" east, a distance of 491.46 feet to a point;

THENCE south 46° 21' 04" east, a distance of 346.66 feet to a point;

THENCE south 41° 05' 44" east, a distance of 242.45 feet to a point;

THENCE south 30° 13' 19" east, a distance of 234.14 feet to a point;

THENCE south 34° 31' 29" east, a distance of 132.78 feet to a point;

THENCE south 51° 37' 51" east, a distance of 185.25 feet to a point;

THENCE south 58° 12' 33" east, a distance of 351.49 feet to a point;

THENCE south 56° 59' 14" east, a distance of 206.06 feet to a point;

THENCE south 15° 13' 19" east, a distance of 80.98 feet to a point in the south line of City Block 8227;

THENCE south 89° 32' 00" east, along said block line, a distance of 763.82 feet to a point;

THENCE south 35° 03' 10" east, and leaving said block line, a distance of 398.30 feet to a point;

THENCE north 68° 27' 00" west, a distance of 137.37 feet to a point;

THENCE south 70° 29' 30" west, a distance of 130.58 feet to a point;

THENCE north 32° 30' 30" west, a distance of 110.98 feet to a point;

THENCE south 28° 59' 00" west, a distance of 236.62 feet to a point;

THENCE south 82° 07' 00" west, a distance of 165.90 feet to a point;

THENCE south 62° 37' 00" west, a distance of 208.00 feet to a point;

THENCE south 89° 08' 47" west, a distance of 253.05 feet to a point;

THENCE south 80° 46' 50" west, a distance of 895.54 feet to a point;

THENCE south 87° 13' 24" west, a distance of 227.89 feet to a point;

THENCE south 41° 11' 00" west, a distance of 348.91 feet to a point;

THENCE south 38° 52' 50" west, a distance of 300.93 feet to a point;

THENCE south 35° 55' 00" west, a distance of 192.15 feet to a point;

THENCE north 54° 06' 32" west, a distance of 171.67 feet to the PLACE OF BEGINNING, and containing 48.726 acres of land.

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TRACT 8: TOWNHOUSE-2 DISTRICT

BEING a tract of land situated in the J. V. Mounts Survey, Abstract No. 942, and the B. C. Myers Survey, Abstract No. 964, Dallas County, Texas, and being part of City Blocks 8209 and 8227, and being more particularly described as follows:

COMMENCING at the intersection of the east line of Addison Road and the north line of City Block 8228, said north line also being the county line between Dallas County and Collin County;

THENCE east along said county line, a distance of 3798.51 feet to a point;

THENCE south, a distance of 288.58 feet to the PLACE OF BEGINNING;

THENCE from the PLACE OF BEGINNING, south $64^{\circ} 33' 54''$ east, a distance of 263.11 feet to a point;

THENCE south $87^{\circ} 25' 34''$ east, a distance of 226.96 feet to a point;

THENCE north $37^{\circ} 25' 26''$ east, a distance of 135.71 feet to a point;

THENCE north $78^{\circ} 56' 06''$ east, a distance of 212.71 feet to a point;

THENCE south $42^{\circ} 47' 49''$ east, a distance of 155.90 feet to a point;

THENCE south $62^{\circ} 17' 09''$ east, a distance of 86.77 feet to a point;

THENCE south $10^{\circ} 54' 11''$ west, a distance of 269.96 feet to a point;

THENCE south $20^{\circ} 20' 49''$ east, a distance of 465.62 feet to a point;

THENCE south $20^{\circ} 07' 09''$ east, a distance of 200.34 feet to a point;

THENCE north $76^{\circ} 55' 19''$ west, a distance of 121.72 feet to a point;

THENCE north $68^{\circ} 57' 29''$ west, a distance of 155.32 feet to a point;

THENCE north $71^{\circ} 54' 04''$ west, a distance of 216.09 feet to a point;

THENCE north $20^{\circ} 39' 34''$ west, a distance of 260.69 feet to a point;

THENCE south $79^{\circ} 40' 16''$ west, a distance of 60.80 feet to a point;

TRACT 8 (Continued)

THENCE north 80° 38' 54" west, a distance of 130.13 feet to a point;

THENCE north 38° 30' 04" west, a distance of 250.98 feet to a point;

THENCE north 43° 17' 19" west, a distance of 186.50 feet to a point;

THENCE north 23° 40' 53" west, a distance of 237.84 feet to a point;

THENCE north 09° 25' 56" east, a distance of 65.40 feet to a point, the PLACE OF BEGINNING, and containing 13.003 acres of land.

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TRACT 3A
MF-1 Zoning
2,200 Acres
East Extension of Addison Road

TRACT 3B
MF-1 Zoning
4,172 Acres
East Extension of Addison Road

COLLIN COUNTY ROAD
DALLAS COUNTY ROAD

3190 W
EAST - 3750.0' from C. R. Addison Road

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TRACT 1A
SC Zoning
23,002 Acres

TRACT 1B
SC Zoning
29,371 Acres

TRACT 6
R-1 Acre

TRACT 7
40,720 Acres
TH Zoning (TH-2)
East Extension 75' from Addison

ADDISON ROAD

DALLAS PARKWAY
PROPOSED

TRACT 4A
MF-1 Zoning
50,702 Ac

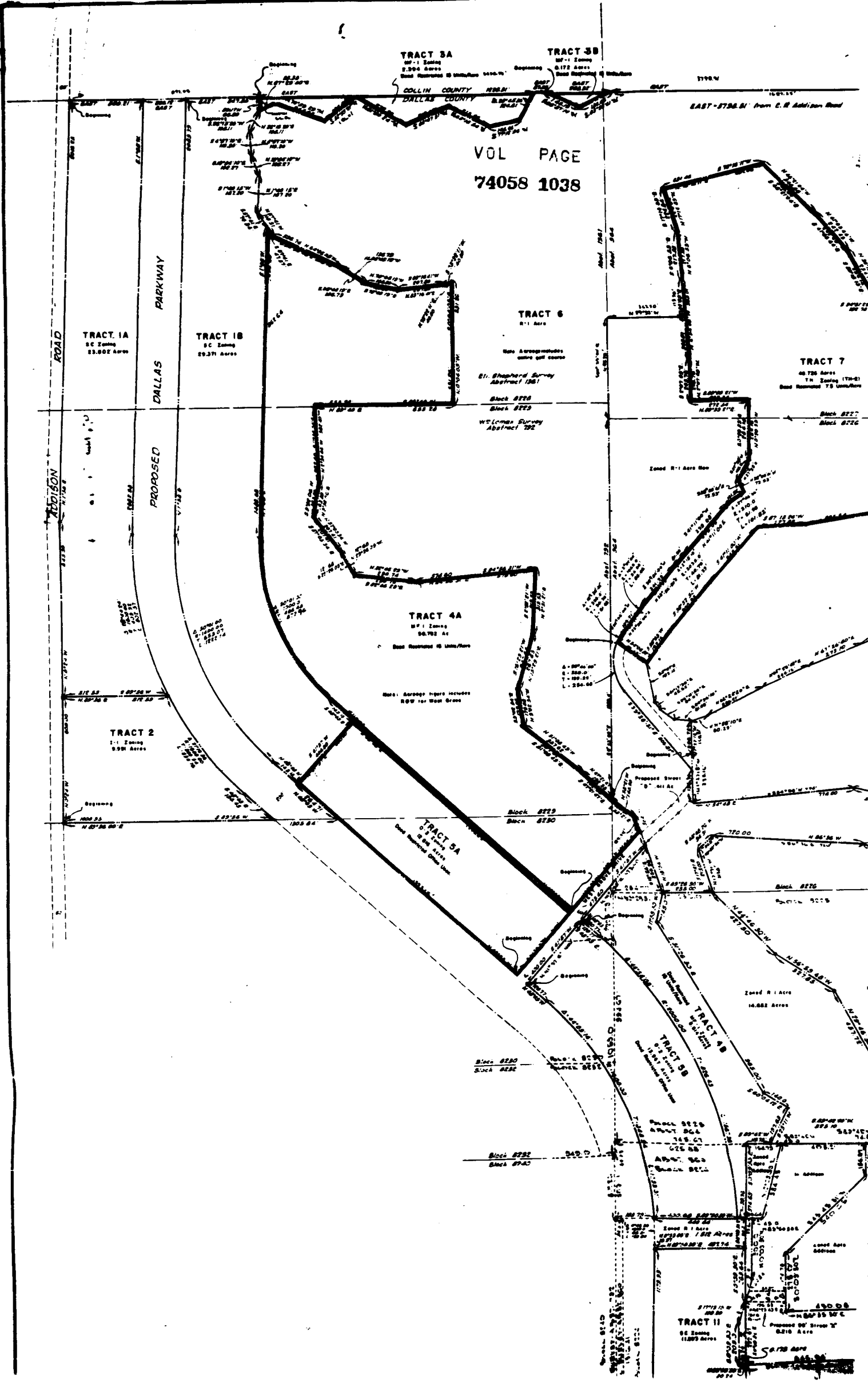
TRACT 2
T-1 Zoning
8,931 Acres

TRACT 5A
SC Zoning
1,000 Acres

TRACT 8A
T-1 Zoning
14,022 Acres

TRACT 8B
T-1 Zoning
1,000 Acres

TRACT 11
SC Zoning
11,800 Acres



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TRACT 13
TH Zoning (TH-2)
16,800 Ac
Best Restricted Urban Use

TRACT 14
TH Zoning
18,830 Ac
Best Restricted Urban Use

TRACT 15
O-2 Zoning
23,600 Ac
Best Restricted Urban Use

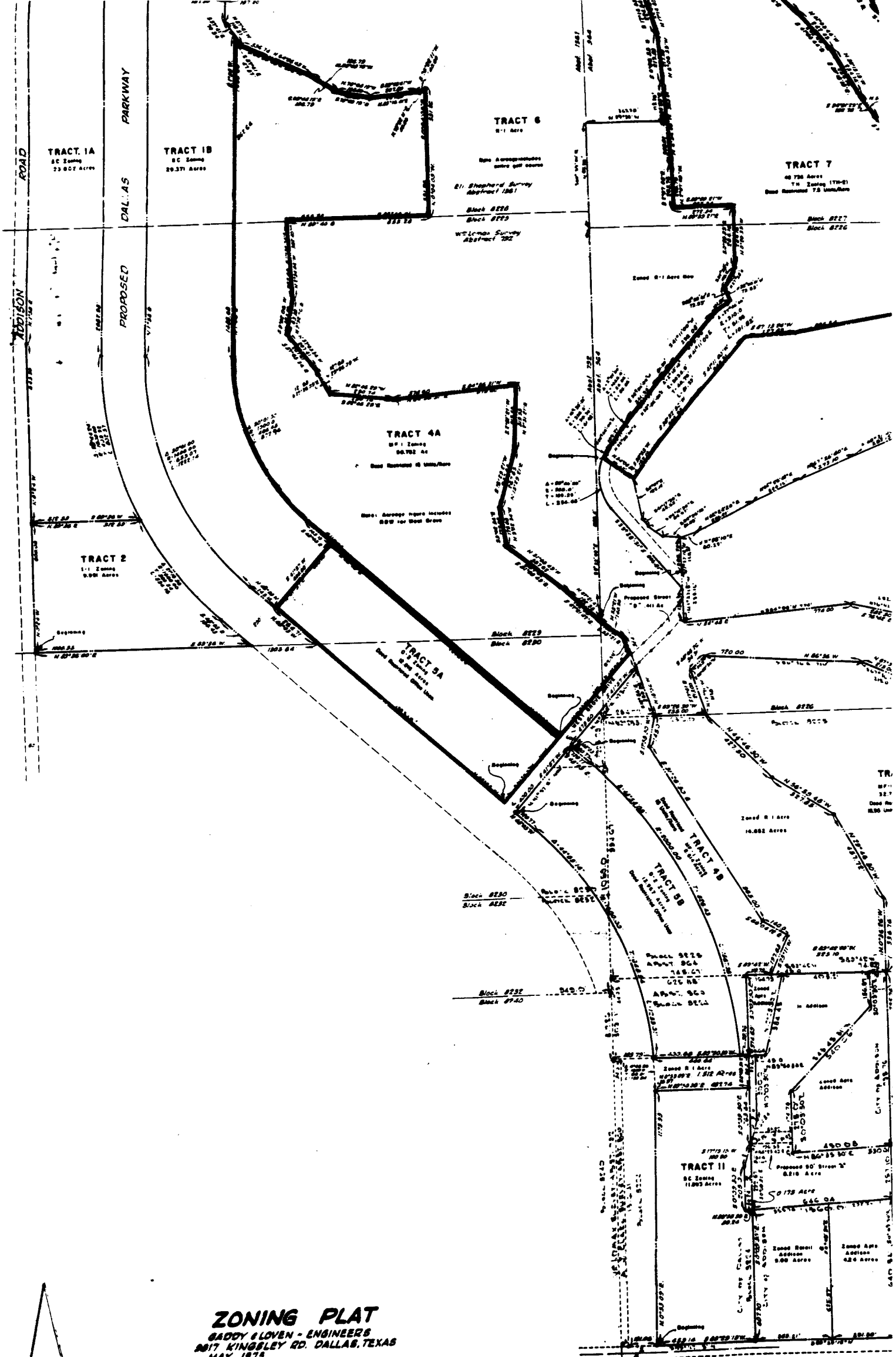
PRESTON TRAILS GOLF CLUB
10 ACRE TRACT

PRESTON ROAD

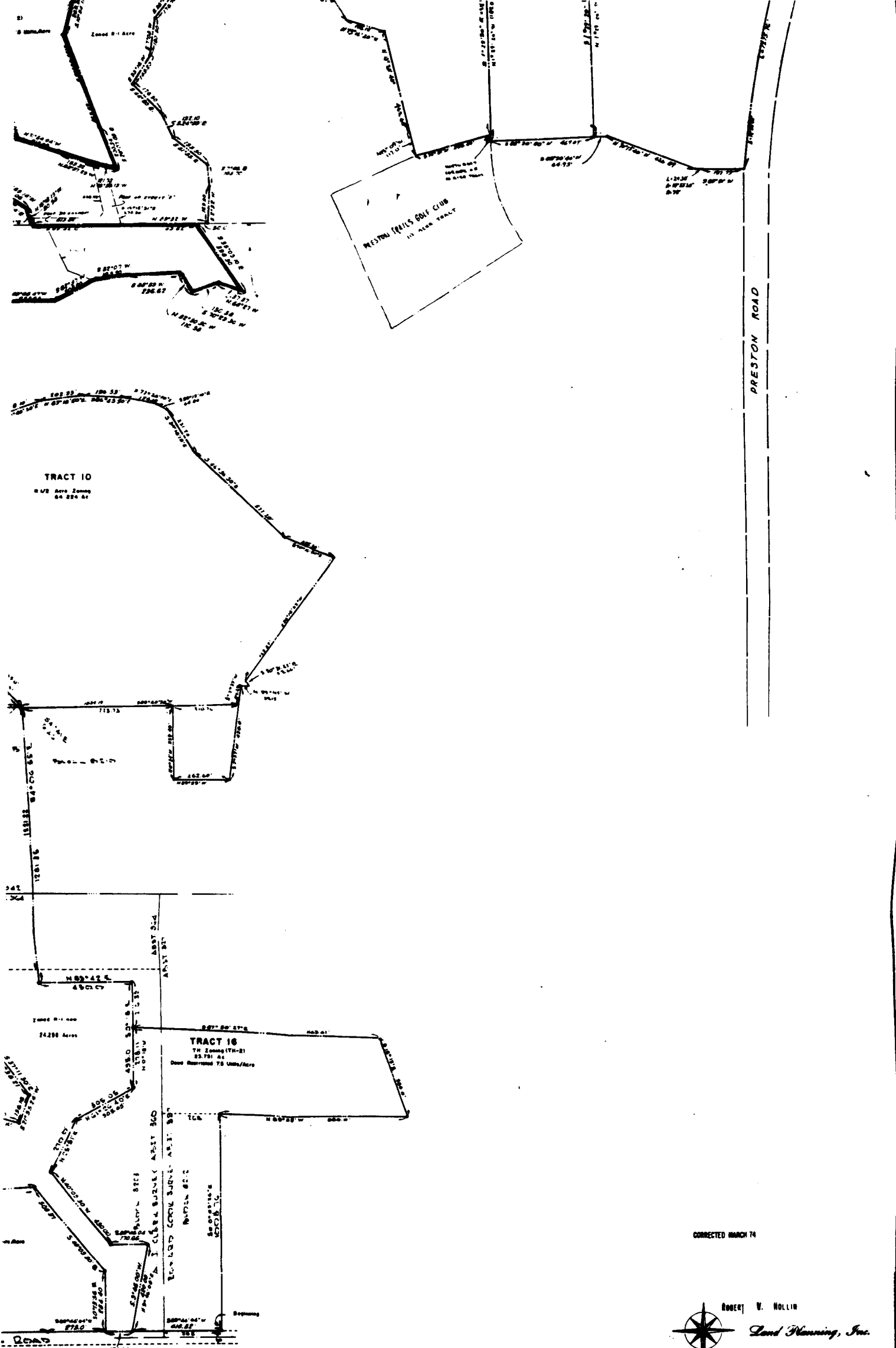
TRACT 10
R-1/2 Acre Zoning
64,824 Ac

TRACT 16
TH Zoning (TH-2)
23,781 Ac
Best Restricted Urban Use

CORRECTED MARCH 74



ZONING PLAT
 GADDY & LOVEN - ENGINEERS
 2017 KINGSLEY RD. DALLAS, TEXAS
 MAY, 1975



TRACT 10
64,224 AC

TRACT 16
75 Units/Acre

WESTERN HILLS GOLF CLUB
15 ACRE TRACT

PRESTON ROAD

CORRECTED MARCH 74

ROBERT V. HOLLIN

Land Planning, Inc.

EAST GRAND POST OFFICE BUILDING
ROOM 201 TAYLOR ST. AT ST
1100 BRANSON STREET
POST OFFICE BOX 11172
DALLAS, TEXAS

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