

March 18, 1974

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 # 14403

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

APPROVED *[Signature]* APPROVED  
HEAD OF DEPARTMENT

CITY AUDITOR

APPROVED *[Signature]* APPROVED  
CITY MANAGER

94-200  
74-1213

DEED RECORD

THE STATE OF TEXAS    |  
                          |  
COUNTY OF DALLAS    |

COVENANTS OF RESTRICTION

WHEREAS, JOHN D. MURCHISON ("Murchison"), of Dallas County, Texas, owns certain tracts of land described as Tracts 4B, 9, 12, 13, 14, 15 and 16 on Exhibit "A", attached hereto, and a portion of the tract designated as Tract 5B on Exhibit "B", attached hereto (collectively the "Murchison Land");

WHEREAS RSF LAND CORP. ("RSF"), a Texas corporation having its principal offices in Dallas County, Texas, owns a portion of the tract of land described as Tract 5B on Exhibit "B" attached hereto (the "RSF Land") [the balance of Tract 5B being owned by Murchison]; and

WHEREAS, it is to the mutual benefit of Murchison, RSF and the City of Dallas that the property owned by them be developed in a manner that will complement development of the entire North Dallas area.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Murchison does covenant and agree with respect to the Murchison Land, and RSF does covenant and agree with respect to the RSF Land, as follows:

1. Development of the areas designated Tracts 5B and 15 on Exhibit "B" and "A" will be limited to development for those uses permitted by the zoning classification designated

VOL    PAGE  
74068 0962

0-2 by the Comprehensive Zoning Ordinance of the City of Dallas (the "Zoning Ordinance"), except for residential uses permitted thereby.

2. Development of the areas designated Tracts 16 and 13 on Exhibit "A" will be limited to those uses permitted by the zoning classification designated TH-2 by the Zoning Ordinance except that not more than 7.5 dwelling units per acre will be constructed on the Tracts.

3. Development of the areas designated Tracts 4B, 9, 12 and 14 on Exhibit "A" will be limited to those uses permitted by the zoning classification designated MF-1 by the Zoning Ordinance except that there will not be more than 15 dwelling units per acre constructed on Tract 4B, not more than 16.95 dwelling units per acre constructed on Tracts 9 and 12, and not more than 7.5 dwelling units per acre constructed on Tract 14.

These covenants of restriction are hereby declared to be covenants running with the land 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; provided, however, such restrictions and covenants shall terminate and become null and void on the twentieth anniversary of the date of execution hereof. The City of Dallas may specifically enforce these restrictions, at its discretion, by judicial action, by withholding

VOL PAGE

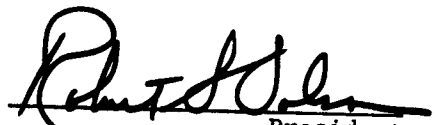
74068 0963

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 or recover damages occasioned by failure of any party to comply therewith. The City of Dallas may waive or terminate the restrictions herein imposed, or amend or modify them to permit additional uses of the land restricted after giving 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 Zoning Ordinance.

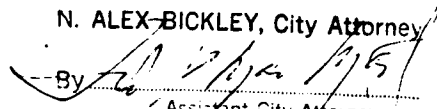
EXECUTED this 12 day of MARCH, 1974.

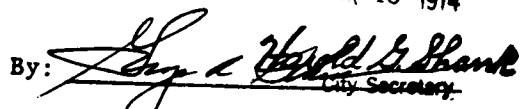
  
John D. Murchison

RSF LAND CORP.

By:   
President

ACCEPTED this 18 day of MARCH, 1974.

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

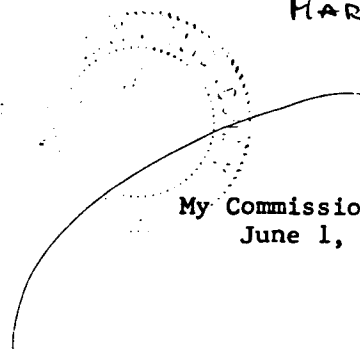
APPROVED BY  
CITY OF DALLAS CITY COUNCIL  
MAR 18 1974  
By:   
City Secretary

VOL PAGE  
74068 0964

THE STATE OF TEXAS    Y  
                                  Y  
COUNTY OF DALLAS    Y

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHN D. MURCHISON, 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<sup>th</sup> day of ~~February~~, 1974.  
MARCH



Terry L. Leachman  
Notary Public in and for Dallas  
County, Texas

My Commission Expires:  
June 1, 1975

THE STATE OF TEXAS    Y  
                                  Y  
COUNTY OF DALLAS    Y

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert A. Johnson, 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 RSF LAND CORP., 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 12 day of ~~February~~, 1974.  
MARCH



Marie Garrison  
Notary Public in and for Dallas  
County, Texas

My Commission Expires:  
June 1, 1975

VOL    PAGE  
74068 0965

THE STATE OF TEXAS    I  
                                  I  
COUNTY OF DALLAS    I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, 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 CITY OF DALLAS and that he executed the same as the act of the CITY OF DALLAS for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of February, 1974.

\_\_\_\_\_  
Notary Public in and for Dallas  
County, Texas

My Commission Expires:  
June 1, 1975

VOL   PAGE  
74068 0966

EXHIBIT "A"

TRACT 4-B: MULTIPLE FAMILY-1 DISTRICT

BEING a tract of land situated in the A. J. Clark Survey, Abstract No. 300, the B. C. Myers Survey, Abstract No. 964, and the Wm. Lomax Survey, Abstract No. 792, Dallas County, Texas, and being part of City Blocks 8224, 8225, 8226 and 8230, and being more particularly described as follows:

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

THENCE north 41° 57' 00" east along the southeast line of Westgrove Drive, a distance of 473.60 feet to a point;

THENCE south 18° 56' 00" east, a distance of 230.98 feet to a point;

THENCE south 11° 58' 30" west, a distance of 145.00 feet to a point;

THENCE south 31° 26' 30" east, a distance of 965.00 feet to a point;

THENCE south 60° 04' 12" east, a distance of 140.00 feet to a point;

THENCE south 23° 11' 00" west, a distance of 197.63 feet to a point;

THENCE south 89° 42' 00" west, a distance of 119.79 feet to a point;

THENCE south 00° 09' 30" east, a distance of 374.69 feet to a point;

THENCE south 69° 50' 30" west, a distance of 39.76 feet to a point of curve to the left, said curve having a central angle of 44° 54' 08" and a radius of 2000.00 feet;

THENCE around said curve to the left, a distance of 1567.38 feet to a point;

THENCE north 48° 03' 00" west, a distance of 120.77 feet to a point in the southeast line of Westgrove Drive, the PLACE OF BEGINNING, and containing 8.614 acres of land.

EXHIBIT "A" - PAGE 1

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VOL PAGE

74068 0967

BEING a tract of land situated in the A. J. Clark Survey, Abstract No. 350, and the B. C. Myers Survey, Abstract No 964, Dallas County, Texas, and being part of City Blocks 8223, 8225, and 8226, and being more particularly described as follows:

COMMENCING at the southwest corner of City Block 8223, said corner being in the north line of Keller Springs Road and in the city limit line between the City of Addison, and the City of Dallas;

THENCE north 00° 09' 30" west along the west line of City Block 8223, a distance of 897.44 feet to the PLACE OF BEGINNING;

THENCE from the PLACE OF BEGINNING, north 00° 09' 30" west along the west line of City Block 8223, a distance of 795.76 feet to a point in the south line of City Block 8225;

THENCE south 89° 42' 00" west along the south line of City Block 8225, a distance of 0.11 feet to a point;

THENCE north 00° 36' 26" west, a distance of 336.76 feet to a point;

THENCE north 29° 46' 30" west, a distance of 457.72 feet to a point;

THENCE north 56° 59' 48" west, a distance of 327.85 feet to a point;

THENCE north 44° 46' 30" west, a distance of 427.50 feet to a point;

THENCE north 17° 41' 00" west, a distance of 213.00 feet to a point;

THENCE north 48° 48' 26" east, a distance of 94.31 feet to a point;

THENCE south 86° 36' 00" east, a distance of 720.00 feet to a point;

THENCE south 67° 36' 00" east, a distance of 215.00 feet to a point;

THENCE south 56° 46' 30" east, a distance of 344.33 feet to a point in the east line of City Block 8225;

THENCE south 00° 11' 54" east along the east line of City Block 8225, a distance of 1138.49 feet to a point;

THENCE south 15° 02' 00" east, a distance of 433.00 feet to a point;

THENCE south 37° 11' 30" east, a distance of 238.21 feet to a point;

THENCE south 21° 55' 24" west, a distance of 136.16 feet to a point;

EXHIBIT "A" - PAGE 2

VOL PAGE  
74068 0968

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TRACT 9 (Continued):

THENCE north 76° 25' 00" west, a distance of 210.00 feet to a point;

THENCE south 67° 35' 00" west, a distance of 355.00 feet to a point;

THENCE south 86° 35' 30" west, a distance of 79.92 feet to a point in the west line of City Block 8223, the PLACE OF BEGINNING, and containing 32.705 acres of land.

COUNTY CLERK'S MEMO:  
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EXHIBIT "A" - PAGE 3

VOL PAGE

74068 0969

TRACT 12: MULTIPLE FAMILY-1 DISTRICT

BEING a tract of land situated in the A. J. Clark Survey, Abstract No. 350, Dallas County, Texas, and being part of City Block 8223, and being more particularly described as follows:

BEGINNING at the southwest corner of City Block 8223, said corner being the north line of Keller Springs Road and in the city limit line between the City of Addison and the City of Dallas;

THENCE north 00° 09' 30" west along the west line of City Block 8223, a distance of 640.34 feet to a point;

THENCE north 86° 35' 30" east, a distance of 683.72 feet to a point;

THENCE south 40° 09' 30" east, a distance of 508.37 feet to a point;

THENCE south 00° 13' 56" east, a distance of 284.40 feet to a point in the north line of Keller Springs Road;

THENCE south 89° 46' 04" west along the north line of Keller Springs Road, a distance of 275.00 feet to a point;

THENCE south 89° 27' 25" west and continuing along the north line of Keller Springs Road, a distance of 734.78 feet to a point in the city limit line between the City of Addison and the City of Dallas, the PLACE OF BEGINNING, and containing 13.90 acres of land.

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EXHIBIT "A" - PAGE 4

VOL. PAGE  
74068 0970

TRACT 13: TOWNHOUSE-2 DISTRICT

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

BEGINNING at a point in the county line between Dallas County and Collin County, said point being 1491.93 feet west of the northwest line of Preston Road;

THENCE south 01° 29' 20" east, a distance of 1158.55 feet to a point;

THENCE south 74° 51' 00" west, a distance of 358.44 feet to a point;

THENCE north 15° 09' 00" west, a distance of 117.00 feet to a point;

THENCE north 13° 20' 40" west, a distance of 462.60 feet to a point;

THENCE north 73° 16' 20" west, a distance of 195.15 feet to a point;

THENCE north 29° 09' 50" west, a distance of 301.60 feet to a point;

THENCE north 17° 45' 30" east, a distance of 116.52 feet to a point;

THENCE north 32° 05' 30" east, a distance of 261.56 feet to a point;

THENCE north 30° 45' 00" east, a distance of 42.70 feet to a point in the county line between Dallas County and Collin County;

THENCE east along said county line, a distance of 590.76 feet to the PLACE OF BEGINNING, and containing 16.039 acres of land.

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EXHIBIT "A" - PAGE 5

VOL. PAGE  
74068 0971

TRACT 14: MULTIPLE FAMILY-1 DISTRICT

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

BEGINNING at a point in the county line between Dallas County and Collin County, said point being 1024.71 feet west of the northwest line of Preston Road;

THENCE south  $01^{\circ} 29' 20''$  east, a distance of 1171.86 feet to a point;

THENCE south  $88^{\circ} 30' 40''$  west, a distance of 467.07 feet to a point;

THENCE north  $01^{\circ} 29' 20''$  west, a distance of 1184.00 feet to a point in the county line between Dallas County and Collin County;

THENCE east along said county line, a distance of 467.22 feet to the PLACE OF BEGINNING, and containing 12.630 acres of land.

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EXHIBIT "A" - PAGE 6

VOL PAGE  
74068 0972

TRACT 15: OFFICE-2 DISTRICT

BEING a tract of land situated in the J. V. Mounts Survey, Abstract No. 942, and the A. B. Danks Survey, Abstract No. 400, Dallas County, Texas, and being part of City Blocks 8207 and 8209 and being more particularly described as follows:

BEGINNING at the intersection of the northwest line of Preston Road and the county line between Dallas County and Collin County;

THENCE south 22° 06' 40" west along the northwest line of Preston Road, a distance of 84.83 feet to a point of curve to the left, said curve having a central angle of 18° 50' 09" and a radius of 3820.66 feet;

THENCE around said curve to the left and continuing along the northwest line of Preston Road, a distance of 1275.76 feet to a point;

THENCE south 89° 51' 00" west, and leaving the northwest line of Preston Road, a distance of 192.73 feet to a point of curve to the right, said curve having a central angle of 19° 53' 20" and a radius of 70.00 feet;

THENCE around said curve to the right, a distance of 24.30 feet to a point;

THENCE north 70° 15' 40" west, a distance of 426.89 feet to a point;

THENCE south 88° 30' 40" west, a distance of 64.93 feet to a point;

THENCE north 01° 29' 20" west, a distance of 1171.86 feet to a point in the county line between Dallas County and Collin County;

THENCE east along said county line, a distance of 1024.71 feet to a point in the northwest line of Preston Road, the PLACE OF BEGINNING, and containing 23.642 acres of land.

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EXHIBIT "A" - PAGE 7

VOL PAGE  
74068 0973

TRACT 16: TOWNHOUSE-2 DISTRICT

BEING a tract of land situated in the A. J. Clark Survey, Abstract No. 360, and the Edward Cook Survey, Abstract No. 327, Dallas County, Texas, and being part of City Blocks 8211, 8212, and 8223, and being more particularly described as follows:

BEGINNING at the intersection of the north line of Keller Springs Road and the east line of City Block 8212;

THENCE south 89° 46' 04" west along the north line of Keller Springs Road, a distance of 410.32 feet to a point;

THENCE north 09° 46' 00" east, a distance of 420.00 feet to a point;

THENCE south 89° 46' 04" west, a distance of 170.66 feet to a point;

THENCE north 40° 09' 30" west, a distance of 430.00 feet to a point;

THENCE north 25° 51' 00" east, a distance of 270.00 feet to a point;

THENCE north 61° 26' 40" east, a distance of 305.05 feet to a point;

THENCE north 00° 18' 00" west, a distance of 278.11 feet to a point;

THENCE south 87° 50' 27" east, a distance of 1163.61 feet to a point;

THENCE south 18° 15' 00" east, a distance of 380.00 feet to a point in the south line of City Block 8211;

THENCE north 89° 35' 00" west along said block line a distance of 880.00 feet to a point in the east line of City Block 8212;

THENCE south 00° 03' 26" east along the east line of City Block 8212, a distance of 1008.76 feet to a point in the north line of Keller Springs, the PLACE OF BEGINNING, and containing 23.751 acres of land.

EXHIBIT "A" - PAGE 8

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VOL PAGE

74068 0974

EXHIBIT "B"

TRACT 5-B: OFFICE-2 DISTRICT

BEING a tract of land situated in the A. J. Clark Survey, Abstract No. 360, the B. C. Myers Survey, Abstract No. 964, and the Wm. Lomax Survey, Abstract No. 792, Dallas County, Texas, and being part of City Blocks 8224, 8225, 8230, and 8232, and being more particularly described as follows:

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

• THENCE north  $41^{\circ} 57' 00''$  east along the southeast line of Westgrove Drive, a distance of 400.00 feet to a point;

THENCE south  $48^{\circ} 03' 00''$  east, a distance of 120.77 feet to a point of curve, said curve having a central angle of  $44^{\circ} 54' 08''$  and a radius of 2000.00 feet;

THENCE around said curve to the right in a southeasterly direction, a distance of 1567.38 feet to a point;

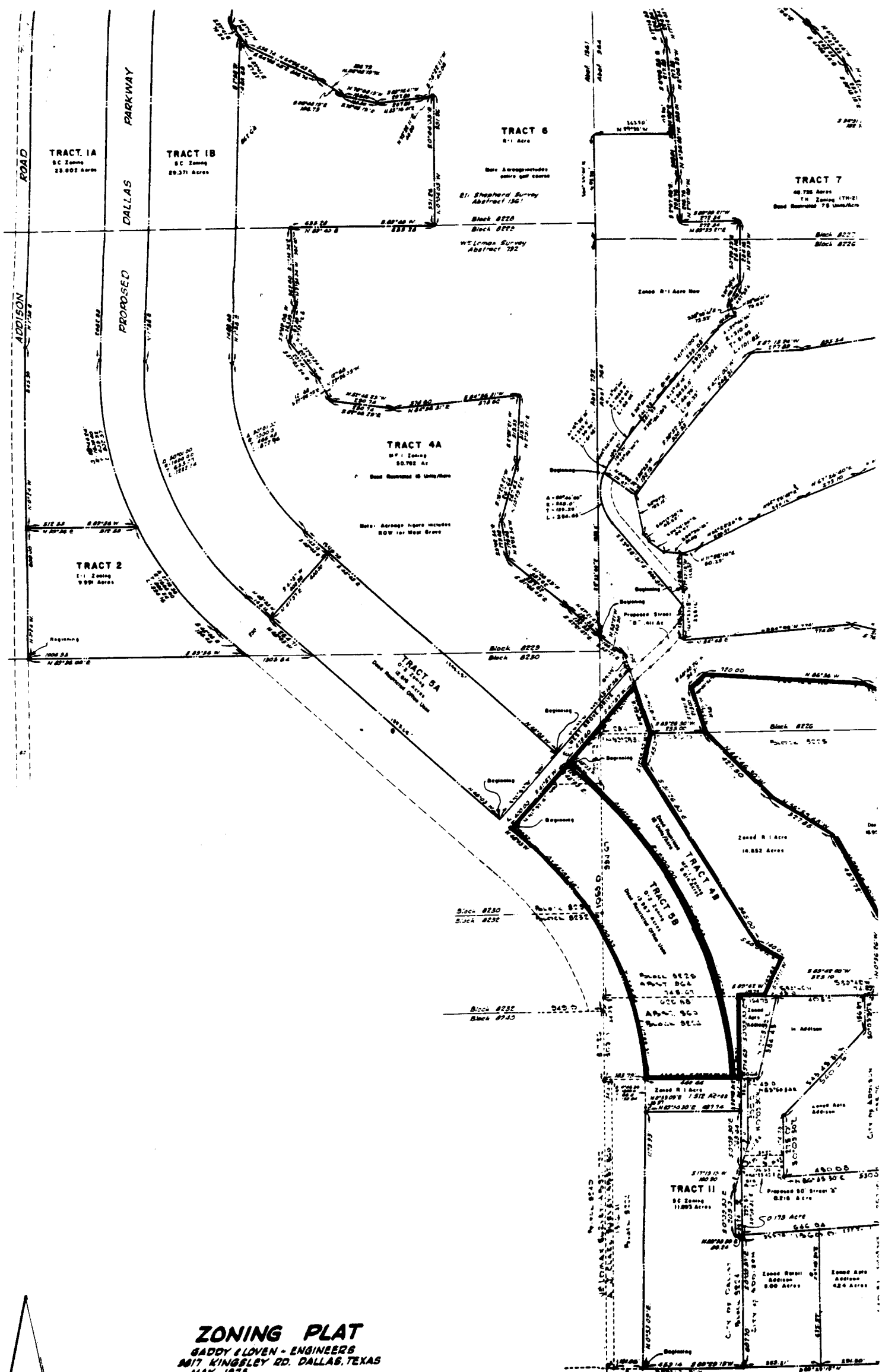
THENCE south  $89^{\circ} 50' 30''$  west, a distance of 400.68 feet to a point in the northeast line of Dallas Parkway;

THENCE in a northwesterly direction along the northeast line of Dallas Parkway and following a curve to the left, said curve having a central angle of  $44^{\circ} 09' 14''$  and a radius of 1600.00 feet, a distance of 1233.01 feet to a point;

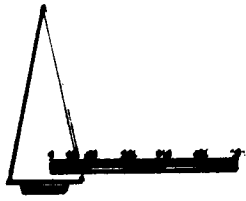
THENCE north  $48^{\circ} 03' 00''$  west, and continuing along the northeast line of Dallas Parkway, a distance of 120.77 feet to a point in the southeast line of Westgrove Drive, the PLACE OF BEGINNING, and containing 13.967 acres of land.

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VOL. PAGE  
74068 0975



**ZONING PLAT**  
 GADDY & LOVEN - ENGINEERS  
 3117 KINGSLEY RD. DALLAS, TEXAS  
 MAY, 1978



TRACT 5A  
M-1 Zoning  
2,394 Acres  
Road Illustrated in Unit/Block Survey

TRACT 3B  
M-1 Zoning  
3,172 Acres  
Road Illustrated in Unit/Block Survey

VOL PAGE  
74068 0976

COLLIN COUNTY  
DALLAS COUNTY

EAST-5786.01 from C. B. Addison Road

TRACT 1A  
SC Zoning  
23,002 Acres

TRACT 1B  
SC Zoning  
29,371 Acres

TRACT 6  
R-1 Zone

TRACT 7  
M-1 Zoning (TP-2)  
Road Illustrated in Unit/Block Survey

TRACT 4A  
M-1 Zoning  
50,792 Ac  
Road Illustrated in Unit/Block Survey

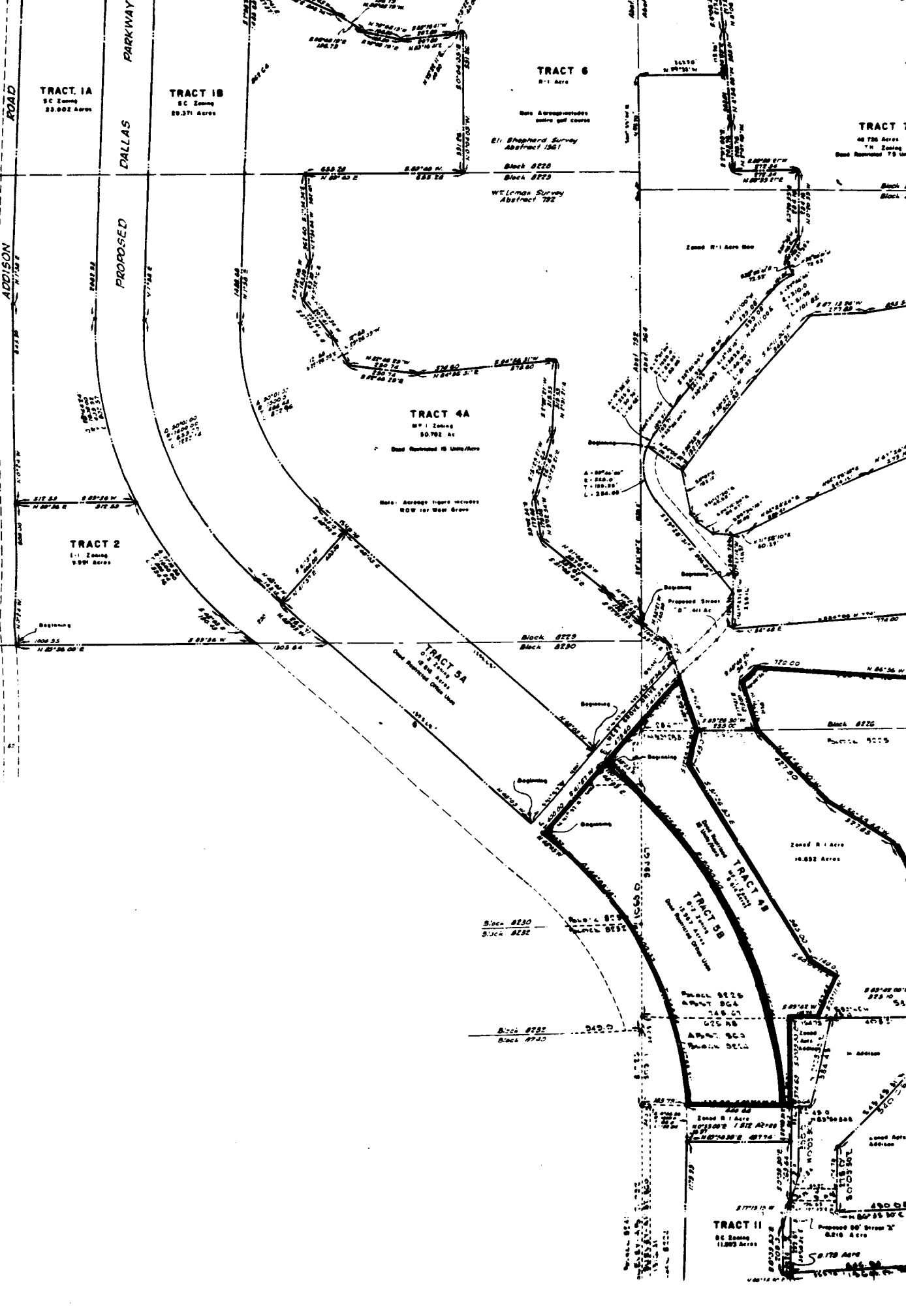
TRACT 2  
E-1 Zoning  
9,091 Acres

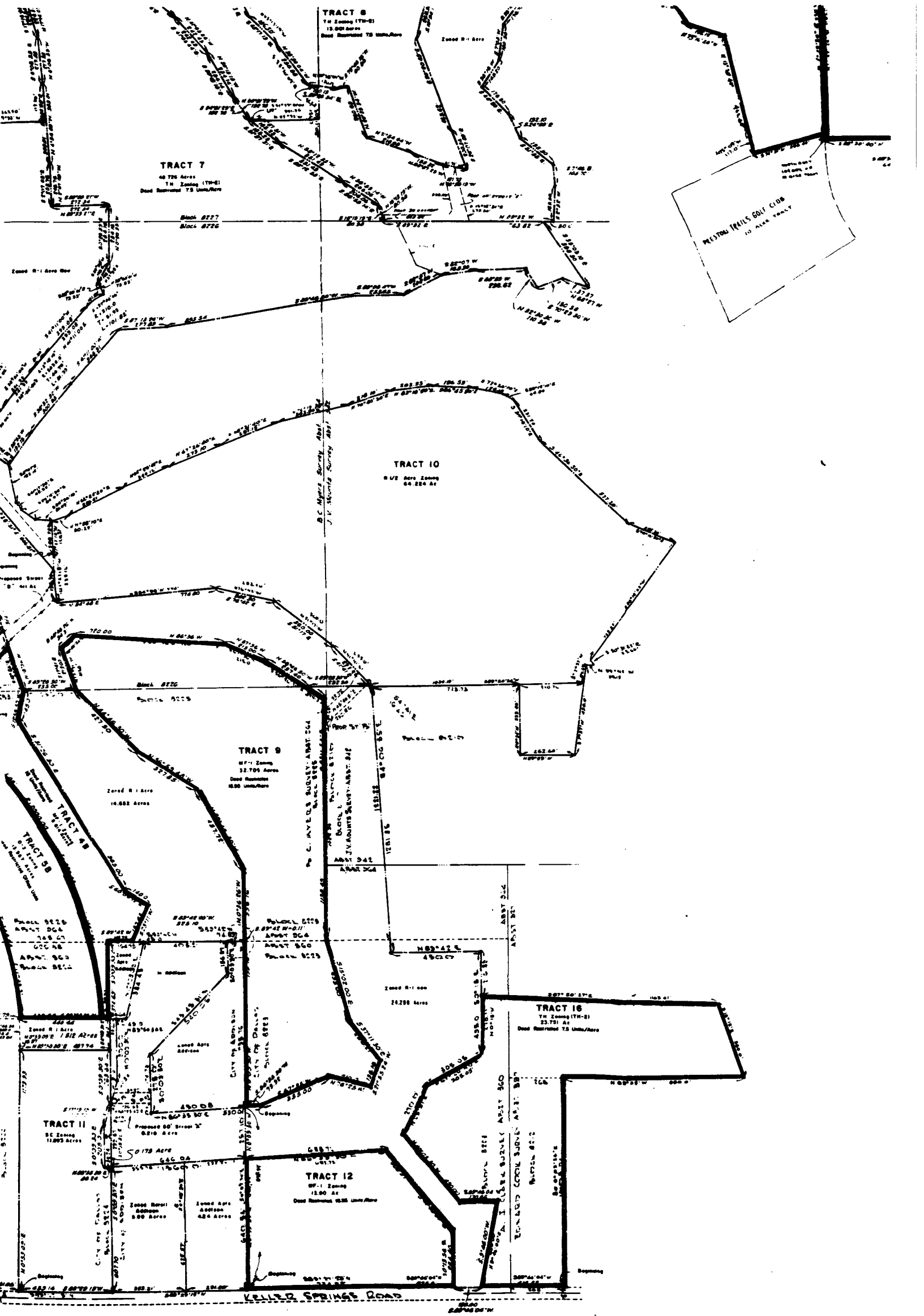
TRACT 5A  
M-1 Zoning  
2,394 Acres  
Road Illustrated in Unit/Block Survey

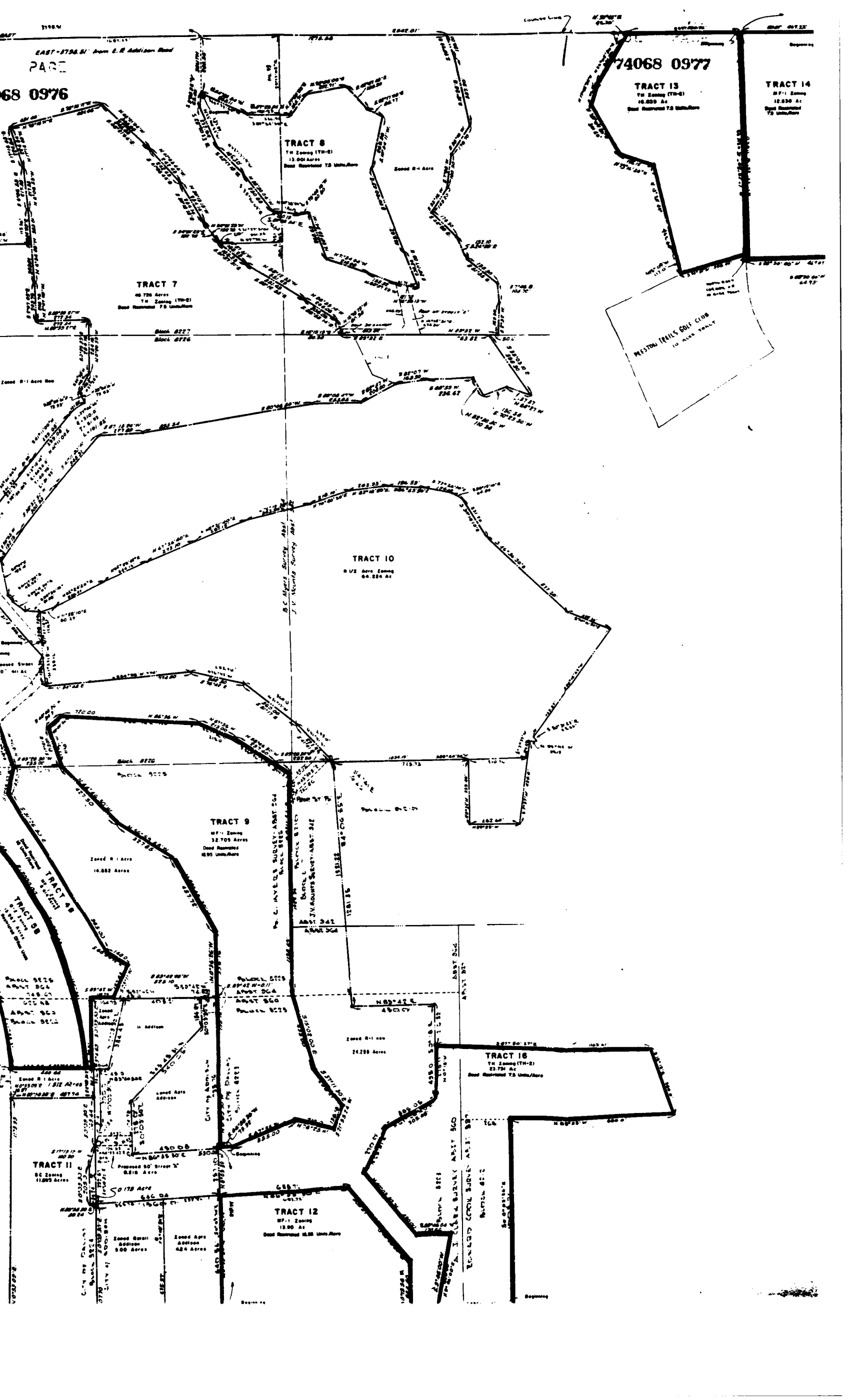
TRACT 4B  
M-1 Zoning  
16,822 Acres

TRACT 5B  
M-1 Zoning  
2,394 Acres  
Road Illustrated in Unit/Block Survey

TRACT 11  
SC Zoning  
11,822 Acres







PART  
EAST-8756.81 from C.R. Addison Road

68 0976

74068 0977

TRACT 8  
TH Zoning (TH-2)  
13.000 Acres  
Deed Restricted 75 Units/Acre

TRACT 13  
TH Zoning (TH-2)  
16.000 Ac.  
Deed Restricted 75 Units/Acre

TRACT 14  
TH Zoning  
18.000 Ac.  
Deed Restricted 75 Units/Acre

TRACT 7  
TH Zoning (TH-2)  
16.700 Acres  
Deed Restricted 75 Units/Acre

PELTON TRAILS GOLF CLUB  
10 Acre Tract

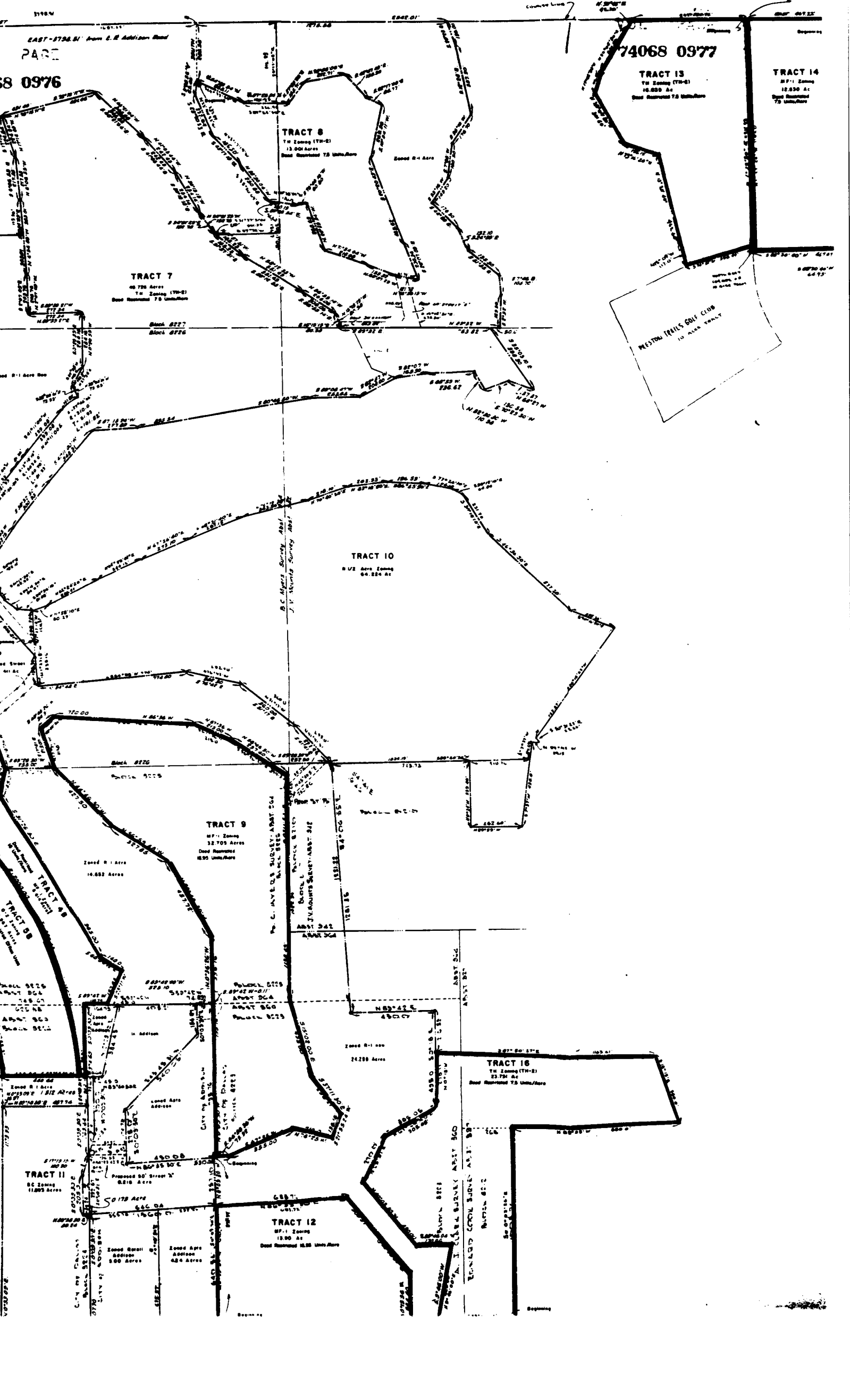
TRACT 10  
R-1/2 Zoning  
64.224 Ac.

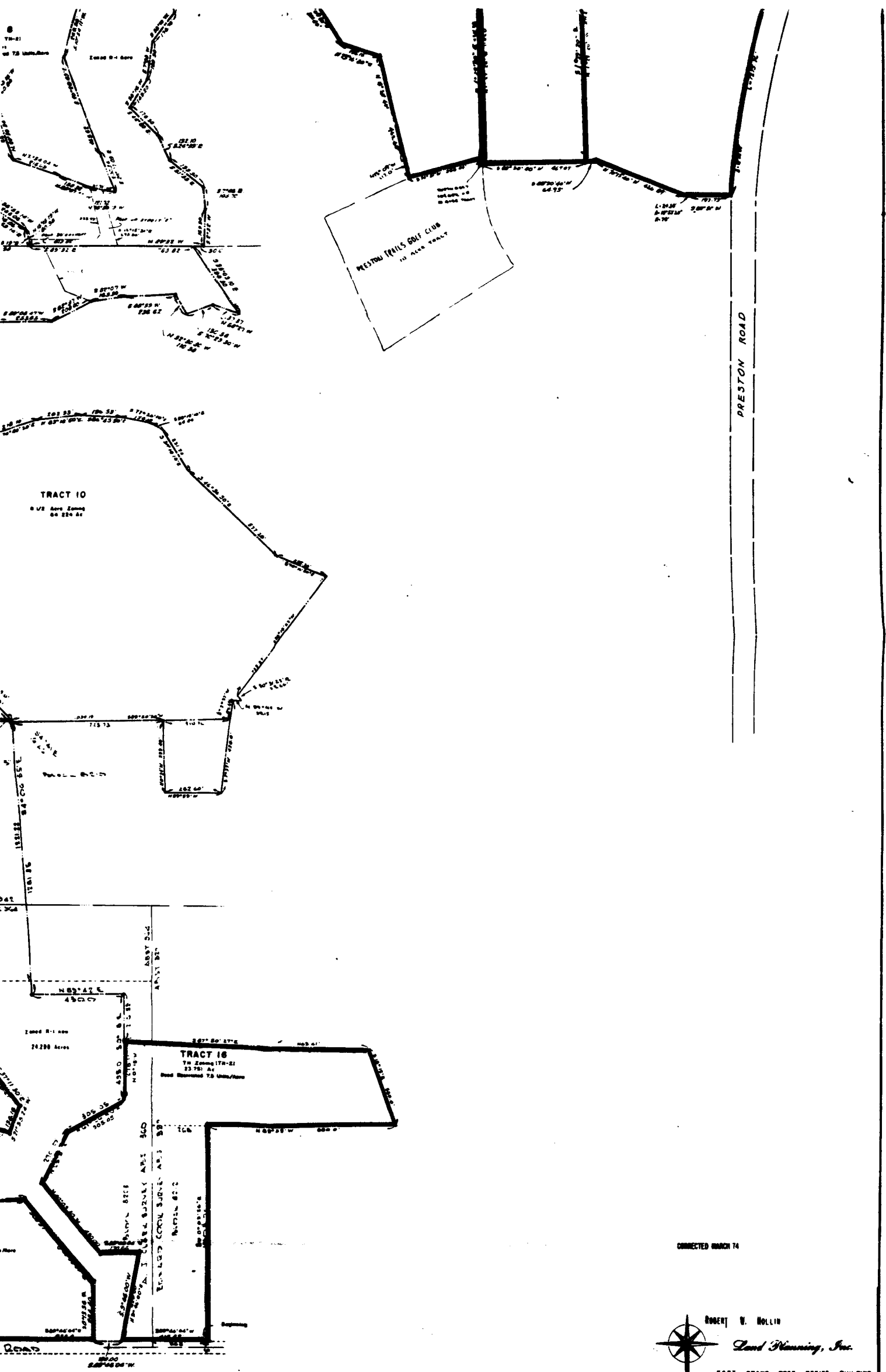
TRACT 9  
MF-1 Zoning  
32.700 Acres  
Deed Restricted 18.00 Units/Acre

TRACT 16  
TH Zoning (TH-2)  
23.700 Ac.  
Deed Restricted 75 Units/Acre

TRACT 11  
SC Zoning  
12.800 Acres

TRACT 12  
MF-1 Zoning  
13.90 Ac.  
Deed Restricted 18.00 Units/Acre



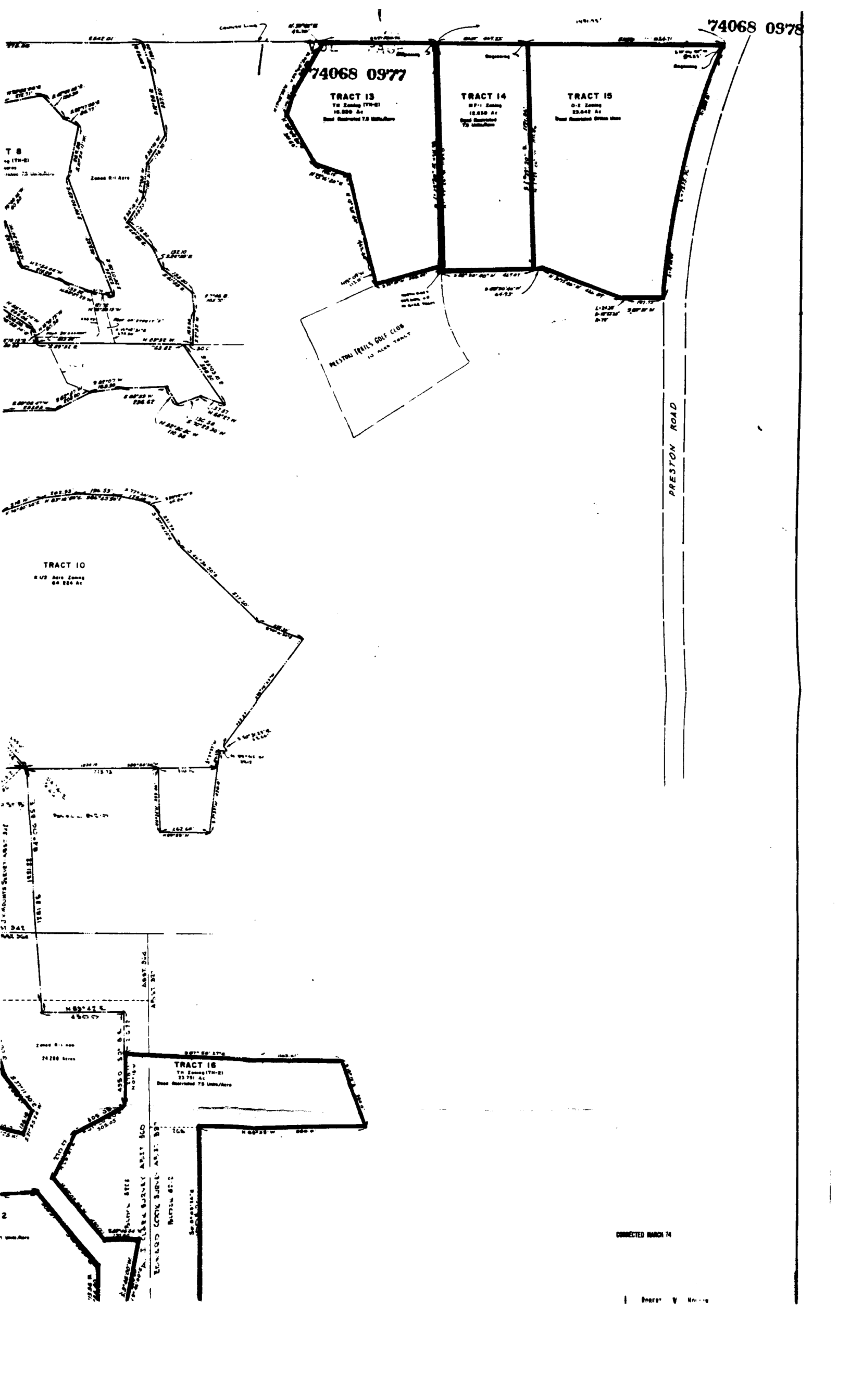


CONNECTED MARCH 74

ROBERT W. HOLLIN

Land Planning, Inc.

EAST BRAND POST OFFICE BUILDING  
 ROOM 201 TAYLOR ST. - 4707  
 1108 BRANSON STREET  
 POST OFFICE BOX 11172  
 DALLAS 23, TEXAS



74068 0977

TRACT 13  
T-1 Zoning (TN-2)  
16,000 Ac  
Shed Restricted 75 Units/acre

TRACT 14  
T-1 Zoning  
16,000 Ac  
Shed Restricted 75 Units/acre

TRACT 15  
D-2 Zoning  
23,442 Ac  
Shed Restricted 60 Units/acre

PRESTON TRAILS GOLF CLUB  
10 ACRE TRACT

PRESTON ROAD

TRACT 10  
R-1 Zoning  
60,826 Ac

TRACT 16  
T-1 Zoning (TN-2)  
23,751 Ac  
Shed Restricted 75 Units/acre

CONNECTED MARCH 74

Boyer & Murray