

23107
LO-1

8207
8209

COUNCIL CHAMBER
May 14, 1997

971568 B

Termination

WHEREAS, the City Council on March 27, 1985 passed Resolution No. 85-1015 providing for the acceptance of a deed restriction instrument submitted in conjunction with an application for a change of zoning to a Planned Development District for Office, Restaurant, and Health Studio Uses at the southwest corner of Preston Road and McCallum Boulevard involving Zoning File No. Z823-297/2121-N; and

WHEREAS, application has been made to terminate the deed restrictions in conjunction with a request for a change of zoning to an LO-1 Limited Office District on the subject property involving Zoning File No. Z923-222/9407-N; and

WHEREAS, the City Council at a public hearing on August 11, 1993 approved the termination of the existing deed restrictions in accordance with the recommendation of the City Plan Commission; and

WHEREAS, an instrument providing for the termination of the existing deed restrictions has been approved as to form; Now Therefore,

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

Section 1. That the attached instrument providing for the termination of the existing deed restrictions be and is hereby accepted by the City Council of the City of Dallas, Texas.

Section 2. That said instrument be filed in the Deed Records of Dallas County, Texas.

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**

MAY 14 1997

Robert Bloom
City Secretary

Approved as to form:
SAM LINDSAY, City Attorney

By *[Signature]*
Assistant City Attorney

APPROVED *[Signature]* HEAD OF DEPARTMENT APPROVED _____ DIRECTOR OF FINANCE APPROVED _____ CITY MANAGER

minimum four inch caliper red oak, live oak, cedar or elm trees at a density of no less than four trees per linear 100 feet. The location of the landscape zone shall be as shown in the attached Exhibit B; and

3. The building facade must consist of brick, masonry, or stone, exclusive of trim materials. No building may be covered with sheet or corrugated aluminum asbestos, iron, or steel. No building may have an all glass facade treatment.

IV.

The above termination was made following a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings was given as would have been required by law for a zoning change on the Property. The Owner must file this instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the termination becomes effective.

V.

The termination of these restrictions is not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with this termination.

VII.

Unless stated otherwise in this instrument, the definitions and provisions of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, apply and are incorporated into this instrument as if recited in this instrument.

VIII.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lien holders subscribed below.

IX.

The invalidation of any provision in this instrument by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED, this the 25th day of April, 1997.

State Farm Mutual Automobile
Insurance Company

Owner

By:

Printed Name: James E. Rutrough, Senior Vice President

Title:

Barbara J. Lay
Barbara J. Lay, Ass't. Secretary

CONSENT AND CONCURRENCE OF
LIEN HOLDER OR MORTGAGEE

Owner _____
By: _____
Printed Name: _____
Title: _____

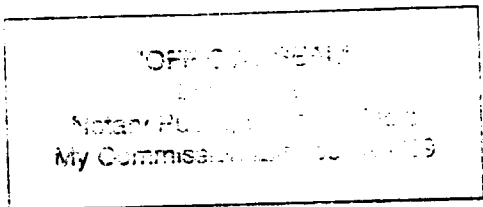
APPROVED AS TO FORM:
SAM A. LINDSAY, City Attorney

By: [Signature]
Assistant City Attorney

STATE OF ILLINOIS

COUNTY OF McLEAN

This instrument was acknowledged before me on the 25th day of April,
1997 by James E. Rutrough and Barbara J. Lay Senior Vice President and Assist. Secretary, respectively of State Farm Mutual Automobile Insurance Company, an Illinois corporation, on behalf of said corporation.



[Signature]
Notary
April 25, 1997
Date

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____,
1997 by _____ of _____
(name) (title)
_____, on behalf of said corporation.

Notary

Date

EXHIBIT A
LEGAL DESCRIPTION
TRACT 1

BEING a tract of land situated in the A. B. DANKS SURVEY, ABSTRACT NO. 400 the J.V. MOUNTS SURVEY, ABSTRACT NO. 342 and being parts of City of Dallas Blocks 8207 and 8209, Dallas County, Texas and also being part of that same tract of land as described in deed from C. B. Peterson, Jr., Trustee to the Salesmanship Club of Dallas, filed October 22, 1980 and recorded in Volume 80209, Page 3068 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a set 3/4-inch iron pipe at the intersection of the North right-of-way line of Campbell Road (variable width) with the West right-of-way line of Preston Road (120 feet wide);

THENCE South 89 degrees 51' 00" West, along the North line of Campbell Road 22.62 feet to a set 3/4-inch iron pipe for a point of curvature of a circular curve to the right having a radius of 635.00 feet;

THENCE Northwesterly along said circular curve to the right, through a central angle of 36 degrees 05' 35", an arc distance of 400.01 feet, and having a chord which bears North 72 degrees 06' 12" West 393.43 feet to a set 3/4-inch iron pipe in the North line of Campbell Road;

THENCE North 27 degrees 38' 21" East, leaving the North line of Campbell Road, 435.09 feet to a set 3/4-inch iron pipe in a circular curve to the left having a radius of 330.00 feet;

THENCE Southeasterly along said circular curve to the left, through a central angle of 30 degrees 58' 05", an arc distance of 178.36 feet, and having a chord which bears South 74 degrees 31' 12" East 176.20 feet to a set 3/4-inch iron pipe for a point of tangency;

THENCE North 89 degrees 59' 46" East 84.06 feet to a 3/4-inch iron pipe set in a circular curve to the left having a radius of 3880.66 feet, and also being in the West right-of-way line of Preston Road (120 feet wide);

THENCE Southwesterly along said circular curve to the left, through a central angle of 06 degrees 50' 24", an arc distance of 463.28 feet, and having a chord which bears South 07 degrees 16' 59" West 463.00 feet to the POINT OF BEGINNING and containing 3.50 Acres of Land.

EXHIBIT A
LEGAL DESCRIPTION
TRACT 2

Being a tract of land situated in the A. B. Danks Survey, Abstract No. 400, and the J. V. Mounts Survey, Abstract No. 942, also being parts of City of Dallas Blocks 8207 and 8209, Dallas, County, Texas, and also being part of that same tract of land as described in deed to Stephen S. McGinnis as recorded in Volume 81199, Page 958 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 3/4-inch iron rod in the north right-of-way of Campbell Road (variable width), said point being the following course and distance from a found 3/4-inch iron pipe at the intersection of the north line of said Campbell Road with the west right-of-way of Preston Road (120 feet wide);

South 89 degrees 51' 00" West, 22.62 feet to a found 3/4-inch iron pipe at the point of curvature of a circular curve to the right having a radius of 635.00 feet;

Northwesterly, along said circular curve to the right, through a central angle of 36 degrees 05'35", an arc distance of 400.01 feet and having a chord which bears North 72 degrees 06'12" West, 393.43 feet to the POINT OF BEGINNING;

THENCE northwesterly continuing along said circular curve to the right and the north line of said Campbell Road, through a central angle of 51 degrees 22'20", an arc distance of 569.35 feet, and having a chord which bears North 28 degrees 22'14" West, 550.47 feet to a found 3/4-inch iron rod;

THENCE North 87 degrees 18'56" East, leaving the right-of-way line of said Campbell Road, 88.00 feet to a found 3/4-inch iron rod;

THENCE North 78 degrees 50'15" East, 245.31 feet to a found 3/4-inch iron rod set in a circular curve to the left having a radius which bears North 68 degrees 41'29" East, 330.00 feet;

THENCE Southeasterly along said circular curve to the left, through a central angle of 37 degrees 43'38", an arc distance of 217.29 feet and having a chord which bears south 40 degrees 10'20", 213.39 feet to a found 3/4-inch iron pipe set;

THENCE South 27 degrees 38'21" West, 435.09 feet to a POINT OF BEGINNING and containing 3.42 acres of land.

EXHIBIT A
LEGAL DESCRIPTION
TRACT 3

Being a tract of land situated in the A. B. Danks Survey, Abstract No. 400, and the J. V. Mounts Survey, Abstract No. 942, also being parts of City of Dallas Blocks 8207 and 8209, Dallas, County, Texas, and also being part of that same tract of land as described in deed to Stephen S. McGinnis as recorded in Volume 81199, Page 1033 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod in the east right-of-way of Campbell Road (variable width), said point being the following course an distance from a found 3/4-inch iron pipe at the intersection of the north line of said Campbell Road with the west right-of-way of Preston Road (120 feet wide);

South 89 degrees 51' 00" West, 22.62 feet to a found 3/4-inch iron pipe at the point of curvature of a circular curve to the right having a radius of 635.00 feet;

Northwesterly, along said circular curve to the right, through a central angle of 87 degrees 27'56", an arc distance of 969.37 feet and having a chord which bears North 46 degrees 25'02" West, 877.95 feet to the POINT OF BEGINNING;

THENCE continuing along the east line of said Campbell Road and said circular curve to the right through a central angle of 01 degrees 11'44", an arc distance of 13.25 feet, and having a chord which bears North 02 degrees 05'12" West, 13.25 feet to a found 1/2-inch iron rod;

THENCE North 01 degrees 29'20" West, continuing along the easterly line of said Campbell Road, 320.53 feet to a found 1/2-inch iron rod;

THENCE North 89 degrees 59'46" East, leaving the east line of said Campbell Road, 312.00 feet to a found 1/2-inch iron rod;

THENCE South 00 degrees 00'14" East, 149.64 feet to a found 1/2-inch iron rod at the point of curvature of a circular curve to the left having a radius of 330.00 feet;

THENCE southeasterly along said circular curve to the left, through a central angle of 21 degrees 18'17", an arc distance of 122.71 feet, and having a chord which bears South 10 degrees 39'23" East, 122.00 feet to a found 1/2-inch iron rod;

THENCE South 75 degrees 50'15" West, 245.31 feet to a found 1/2-inch iron rod;

THENCE South 87 degrees 18'56" West, 88.00 feet to the POINT OF BEGINNING and containing 2.22 acres of land

EXHIBIT A
LEGAL DESCRIPTION
TRACT 4

BEING a tract of land situated in the A. B. Danks Survey, Abstract No. 400 the J. V. Mounts Survey, Abstract No. 942 and being parts of the City of Dallas Blocks 8207 and 8209, Dallas County, Texas and also being part of that same tract of land as described in deed from C. B. Peterson, Jr., Trustee to the Salesmanship Club of Dallas filed on October 22, 1980 and recorded in Volume 80209, Page 3068 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8-inch iron rod at the intersection at the south right-of-way line of McCallum Boulevard (60 feet wide) and the east right-of-way line of Campbell Road (64 feet wide);

THENCE North 89 degrees 59'46" East along the south line of McCallum Boulevard 320 feet to a point;

THENCE South 00 degrees 00' 14" East 308.78 feet to a point;

THENCE South 89 degrees 59'46" West 312.00 feet to a point;

THENCE North 01 degree 29'20" West 308.88 feet to the point of beginning and containing 2.24 Acres of Land.

EXHIBIT A
 METES AND BOUNDS DESCRIPTION
 TRACT NUMBER 5
 A. B. DANKS SURVEY, ABSTRACT NO. 400
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a tract of land located in A. B. Danks Survey, Abstract Number 400 and City Block 8207, City of Dallas, Dallas County, Texas, and also being part of that same tract of land as described in deed from C. B. Peterson, Jr., Trustee to the Salesmanship Club of Dallas filed 10/22/80 and recorded in Volume 80209, Page 3068 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a set 3/4 inch iron pipe at the intersection of the westerly right-of-way of State Highway Number 289 (120 feet wide) and the southerly right-of-way of McCallum Boulevard (60 feet wide);

THENCE with said westerly right-of-way of State Highway Number 289 the following two courses:

1. South $22^{\circ}05'59''$ West, 5.32 feet to a set 3/4 inch iron pipe at the point of curvature of a circular curve to the left having a radius of 3880.66 feet;
2. Southwesterly along said curve to the left through a central angle of $05^{\circ}39'33''$, having an arc distance of 383.29 feet, and having a chord which bears South $19^{\circ}16'12''$ West, 383.14 feet to a point for corner;

THENCE North $62^{\circ}29'59''$ West, departing said westerly right-of-way, 175.02 feet to a point for corner;

THENCE South $89^{\circ}59'46''$ West, 350.00 feet to point for corner;

THENCE North $00^{\circ}00'14''$ West, 330.00 feet to a set 1/2 inch iron rod in the south right-of-way of said McCallum Boulevard;

THENCE with said right-of-way the following two courses:

1. North $89^{\circ}59'46''$ East, 413.53 feet to a found 5/8 inch iron rod at the point of curvature of a circular curve to the right having a radius of 570.00 feet;
2. Southeasterly along said curve to right through a central angle of $22^{\circ}43'23''$, having an arc distance of 226.06 feet, and having a chord which bears South $78^{\circ}38'33''$ East, 224.58 feet to the POINT OF BEGINNING and containing 4.54 acres of land, more or less.

EXHIBIT A
METES AND BOUNDS DESCRIPTION
TRACT NUMBER 6
A. B. DANKS SURVEY, ABSTRACT NO. 400
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a tract of land located in the A. B. Danks Survey, Abstract Number 400 and City Block 8207, City of Dallas, Dallas County, Texas, and also being part of that same tract of land as described in deed from C. B. Peterson, Jr., Trustee to the Salesmanship Club of Dallas filed 10/22/80 and recorded in Volume 80209, Page 3068 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a set 3/4 inch iron pipe at the intersection of the westerly right-of-way of State Highway Number 289 (120 feet wide) and the southerly right-of-way of McCallum Boulevard (60 feet wide);

THENCE with said westerly right-of-way of State Highway Number 289 the following two courses:

1. South $22^{\circ}05'59''$ West, 5.32 feet to a set 3/4 inch iron pipe at the point of curvature of a circular curve to the left having a radius of 3880.66 feet;
2. Southwesterly along said circular curve to the left through a central angle of $05^{\circ}39'33''$, having an arc distance of 383.29 feet, and having a chord which bears South $19^{\circ}16'12''$ West, 383.14 feet to the POINT OF BEGINNING;

THENCE continuing southwesterly along said circular curve to the left through a central angle of $05^{\circ}44'15''$, having an arc distance of 388.61 feet, and having a chord which bears South $13^{\circ}34'18''$ West, 388.44 feet to a set 3/4 inch iron pipe;

THENCE South $89^{\circ}59'46''$ West, departing the said westerly right-of-way, 84.06 feet to a set 3/4 inch iron pipe at the point of curvature of a circular curve to the right having a radius of 330.00 feet;

THENCE northwesterly along said circular curve to the right through a central angle of $90^{\circ}00'00''$, having an arc distance of 578.36 feet, and having a chord which bears North $45^{\circ}00'14''$ West, 466.69 feet to a set 1/2 inch iron rod;

THENCE North $00^{\circ}00'14''$ West, 128.42 feet to a point for corner;

THENCE North $89^{\circ}59'46''$ East, 350.00 feet to a point for corner;

THENCE South $62^{\circ}29'59''$ East, 175.02 feet to the POINT OF BEGINNING and containing 4.21 acres of land, more or less.

EXHIBIT B

DEED RESTRICTIONS

00 . 11 . 10: 19

STATE OF TEXAS §
COUNTY OF DALLAS § KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Campbell Associates, a Texas Limited Partnership, and Stephen S. McGinnis, an individual, are the owners of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the A. B. Danks Survey, Abstract No. 400 and J.V. Mounts Survey, Abstract No. 942, parts of City Blocks 8207 and 8209, City of Dallas, Texas, and being the same tracts of land conveyed to Stephen S. McGinnis by the Salesmanship Club of Dallas by deed dated October 9, 1981, and recorded in Volume 80209, Page 3068 in the Deed Records of Dallas County, Texas, and being more particularly described in the attached Exhibit A, does hereby impress all of the said property with the following deed restrictions, to-wit:

- 1. All development on the property shall be limited to a total maximum floor area of 756,490 square feet, as defined in the Dallas Development Code. The total maximum floor area shall be allocated between Tracts 1-6 as follows:

Tract 1	-	115,028 square feet
Tracts 2 & 3	-	140,000 square feet
Tract 4	-	55,462 square feet
Tracts 5 & 6	-	446,000 square feet

The total maximum floor area may be reallocated between Tracts 1-6. Such reallocation must be agreed upon by the owners reallocating square footage and evidenced by a written instrument signed by the reallocating owners and filed for record in the Deed Records of Dallas County. The City of Dallas will withhold a building permit if the maximum cumulative square footage is exceeded.

- 2. A minimum 15 foot-wide landscaping zone shall be established and maintained along Campbell, Preston, and McCallum Roads. The landscape zone shall consist of a three foot-high sodded berm to screen off-street parking, and contain minimum four inch caliper red oak, live oak, cedar or elm trees at a density of no less than four trees per linear 100 feet. The location of the landscape zone shall be as shown in the attached Exhibit B; and
- 3. The building facade must consist of brick, masonry, or stone, exclusive of trim materials. No building may be covered with sheet or corrugated aluminum asbestos, iron, or steel. No building may have an all glass facade treatment.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas, State of Texas. Notice of such hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

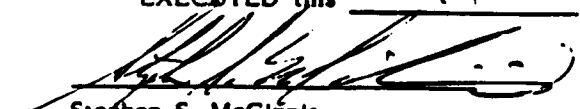
These restrictions inure to the benefit of the City of Dallas and the undersigned owners hereof do hereby grant to the City of Dallas the right to prosecute, at law and/or in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct


EXHIBIT B

such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions herein are fully complied with.

These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this 19 day of Feb, ¹⁹⁸⁵ ~~1984~~


Stephen S. McGinnis


Campbell Associates
By David Carruth, President of Carruth Stewart, Inc., General Partner.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

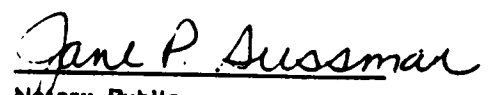
This instrument was acknowledged before me on February 19, 1985 by David Carruth, President of Carruth Stewart, Inc. a Texas Corporation, acting as General Partner of Campbell Associates, a Texas Limited Partnership, on behalf of said limited partnership.


Notary Public
State of Texas


My commission expires: 5/31/88

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on 12-6-84 by Stephen S. McGinnis, an individual.


Notary Public
State of Texas

My commission expires: 4-22-87

Approved as to form
ANNIEBOURNE MURPHY, City Attorney,

City Attorney

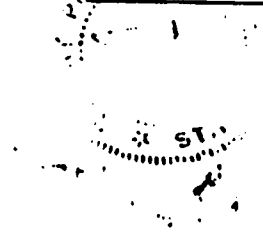


EXHIBIT B

EXHIBIT A
LEGAL DESCRIPTION
TRACT 1

BEING a tract of land situated in the A. B. DANKS SURVEY, ABSTRACT NO. 400 the J.V. MOUNTS SURVEY, ABSTRACT NO. 942 and being parts of City of Dallas Blocks 8207 and 8209, Dallas County, Texas and also being part of that same tract of land as described in deed from C. B. Peterson, Jr., Trustee to the Salesmanship Club of Dallas, filed October 22, 1980 and recorded in Volume 80209, Page 3068 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a set 3/4-inch iron pipe at the intersection of the North right-of-way line of Campbell Road (variable width) with the West right-of-way line of Preston Road (120 feet wide);

THENCE South 89 degrees 51' 00" West, along the North line of Campbell Road 22.62 feet to a set 3/4-inch iron pipe for a point of curvature of a circular curve to the right having a radius of 635.00 feet;

THENCE Northwesterly along said circular curve to the right, through a central angle of 36 degrees 05' 35", an arc distance of 400.01 feet, and having a chord which bears North 72 degrees 06' 12" West 393.43 feet to a set 3/4-inch iron pipe in the North line of Campbell Road;

THENCE North 27 degrees 38' 21" East, leaving the North line of Campbell Road, 435.09 feet to a set 3/4-inch iron pipe in a circular curve to the left having a radius of 330.00 feet;

THENCE Southeasterly along said circular curve to the left, through a central angle of 30 degrees 58' 05", an arc distance of 178.36 feet, and having a chord which bears South 74 degrees 31' 12" East 176.20 feet to a set 3/4-inch iron pipe for a point of tangency;

THENCE North 89 degrees 59' 46" East 84.06 feet to a 3/4-inch iron pipe set in a circular curve to the left having a radius of 3880.66 feet, and also being in the West right-of-way line of Preston Road (120 feet wide);

THENCE Southwesterly along said circular curve to the left, through a central angle of 06 degrees 50' 24", an arc distance of 463.28 feet, and having a chord which bears South 07 degrees 16' 59" West 463.00 feet to the POINT OF BEGINNING and containing 3.50 Acres of Land.

EXHIBIT A
LEGAL DESCRIPTION
TRACT 2

Being a tract of land situated in the A. B. Danks Survey, Abstract No. 400, and the J. V. Mounts Survey, Abstract No. 942, also being parts of City of Dallas Blocks 8207 and 8209, Dallas, County, Texas, and also being part of that same tract of land as described in deed to Stephen S. McGinnis as recorded in Volume 81199, Page 958 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 3/4-inch iron rod in the north right-of-way of Campbell Road (variable width), said point being the following course and distance from a found 3/4-inch iron pipe at the intersection of the north line of said Campbell Road with the west right-of-way of Preston Road (120 feet wide);

South 89 degrees 51' 00" West, 22.62 feet to a found 3/4-inch iron pipe at the point of curvature of a circular curve to the right having a radius of 635.00 feet;

Northwesterly, along said circular curve to the right, through a central angle of 36 degrees 05'35", an arc distance of 400.01 feet and having a chord which bears North 72 degrees 06'12" West, 393.43 feet to the POINT OF BEGINNING;

THENCE northwesterly continuing along said circular curve to the right and the north line of said Campbell Road, through a central angle of 51 degrees 22'20", an arc distance of 569.35 feet, and having a chord which bears North 28 degrees 22'14" West, 550.47 feet to a found 3/4-inch iron rod;

THENCE North 87 degrees 18'56" East, leaving the right-of-way line of said Campbell Road, 88.00 feet to a found 3/4-inch iron rod;

THENCE North 75 degrees 50'15" East, 245.31 feet to a found 3/4-inch iron rod set in a circular curve to the left having a radius which bears North 68 degrees 41'29" East, 330.00 feet;

THENCE Southeasterly along said circular curve to the left, through a central angle of 37 degrees 43'38", an arc distance of 217.29 feet and having a chord which bears south 40 degrees 10'20", 213.39 feet to a found 3/4-inch iron pipe set;

THENCE South 27 degrees 38'21" West, 435.09 feet to a POINT OF BEGINNING and containing 3.42 acres of land.

EXHIBIT B

971568

EXHIBIT A
LEGAL DESCRIPTION
TRACT 3

Being a tract of land situated in the A. B. Danks Survey, Abstract No. 400, and the J. V. Mounts Survey, Abstract No. 942, also being parts of City of Dallas Blocks 8207 and 8209, Dallas, County, Texas, and also being part of that same tract of land as described in deed to Stephen S. McGinnis as recorded in Volume 81199, Page 1033 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod in the east right-of-way of Campbell Road (variable width), said point being the following course an distance from a found 3/4-inch iron pipe at the intersection of the north line of said Campbell Road with the west right-of-way of Preston Road (120 feet wide);

South 89 degrees 51'.00" West, 22.62 feet to a found 3/4-inch iron pipe at the point of curvature of a circular curve to the right having a radius of 635.00 feet;

Northwesterly, along said circular curve to the right, through a central angle of 87 degrees 27'56", an arc distance of 969.37 feet and having a chord which bears North 46 degrees 25'02" West, 877.95 feet to the POINT OF BEGINNING;

THENCE continuing along the east line of said Campbell Road and said circular curve to the right through a central angle of 01 degrees 11'44", an arc distance of 13.25 feet, and having a chord which bears North 02 degrees 05'12" West, 13.25 feet to a found 1/2-inch iron rod;

THENCE North 01 degrees 29'20" West, continuing along the easterly line of said Campbell Road, 320.53 feet to a found 1/2-inch iron rod;

THENCE North 89 degrees 59'46" East, leaving the east line of said Campbell Road, 312.00 feet to a found 1/2-inch iron rod;

THENCE South 00 degrees 00'14" East, 149.64 feet to a found 1/2-inch iron rod at the point of curvature of a circular curve to the left having a radius of 330.00 feet;

THENCE southeasterly along said circular curve to the left, through a central angle of 21 degrees 18'17", an arc distance of 122.71 feet, and having a chord which bears South 10 degrees 39'23" East, 122.00 feet to a found 1/2-inch iron rod;

THENCE South 75 degrees 50'15" West, 245.31 feet to a found 1/2-inch iron rod;

THENCE South 87 degrees 18'56" West, 88.00 feet to the POINT OF BEGINNING and containing 2.22 acres of land

85063 1106

EXHIBIT B

EXHIBIT A
METES AND BOUNDS DESCRIPTION
TRACT NUMBER 5
A. B. DANKS SURVEY, ABSTRACT NO. 400
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a tract of land located in A. B. Danks Survey, Abstract Number 400 and City Block 8207, City of Dallas, Dallas County, Texas, and also being part of that same tract of land as described in deed from C. B. Peterson, Jr., Trustee to the Salesmanship Club of Dallas filed 10/22/80 and recorded in Volume 80209, Page 3068 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a set 3/4 inch iron pipe at the intersection of the westerly right-of-way of State Highway Number 289 (120 feet wide) and the southerly right-of-way of McCallum Boulevard (60 feet wide);

THENCE with said westerly right-of-way of State Highway Number 289 the following two courses:

1. South $22^{\circ}05'59''$ West, 5.32 feet to a set 3/4 inch iron pipe at the point of curvature of a circular curve to the left having a radius of 3880.66 feet;
2. Southwesterly along said curve to the left through a central angle of $05^{\circ}39'33''$, having an arc distance of 383.29 feet, and having a chord which bears South $19^{\circ}16'12''$ West, 383.14 feet to a point for corner;

THENCE North $62^{\circ}29'59''$ West, departing said westerly right-of-way, 175.02 feet to a point for corner;

THENCE South $89^{\circ}59'46''$ West, 350.00 feet to point for corner;

THENCE North $00^{\circ}00'14''$ West, 330.00 feet to a set 1/2 inch iron rod in the south right-of-way of said McCallum Boulevard;

THENCE with said right-of-way the following two courses:

1. North $89^{\circ}59'46''$ East, 413.53 feet to a found 5/8 inch iron rod at the point of curvature of a circular curve to the right having a radius of 570.00 feet;
2. Southeasterly along said curve to right through a central angle of $22^{\circ}43'23''$, having an arc distance of 226.06 feet, and having a chord which bears South $78^{\circ}38'33''$ East, 224.58 feet to the POINT OF BEGINNING and containing 4.54 acres of land, more or less.

EXHIBIT A
LEGAL DESCRIPTION
TRACT 4

BEING a tract of land situated in the A. B. Danks Survey, Abstract No. 400 the J. V. Mounts Survey, Abstract No. 942 and being parts of the City of Dallas Blocks 8207 and 8209, Dallas County, Texas and also being part of that same tract of land as described in deed from C. B. Peterson, Jr., Trustee to the Salesmanship Club of Dallas filed on October 22, 1980 and recorded in Volume 80209, Page 3068 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8-inch iron rod at the intersection at the south right-of-way line of McCallum Boulevard (60 feet wide) and the east right-of-way line of Campbell Road (64 feet wide);

THENCE North 89 degrees 59'46" East along the south line of McCallum Boulevard 320 feet to a point;

THENCE South 00 degrees 00' 14" East 308.78 feet to a point;

THENCE South 89 degrees 59'46" West 312.00 feet to a point;

THENCE North 01 degree 29'20" West 308.88 feet to the point of beginning and containing 2.24 Acres of Land.

EXHIBIT A
 METES AND BOUNDS DESCRIPTION
 TRACT NUMBER 6
 A. B. DANKS SURVEY, ABSTRACT NO. 400
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a tract of land located in the A. B. Danks Survey, Abstract Number 400 and City Block 8207, City of Dallas, Dallas County, Texas, and also being part of that same tract of land as described in deed from C. B. Peterson, Jr., Trustee to the Salesmanship Club of Dallas filed 10/22/80 and recorded in Volume 80209, Page 3068 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a set 3/4 inch iron pipe at the intersection of the westerly right-of-way of State Highway Number 289 (120 feet wide) and the southerly right-of-way of McCallum Boulevard (60 feet wide);

THENCE with said westerly right-of-way of State Highway Number 289 the following two courses:

1. South $22^{\circ}05'59''$ West, 5.32 feet to a set 3/4 inch iron pipe at the point of curvature of a circular curve to the left having a radius of 3880.66 feet;
2. Southwesterly along said circular curve to the left through a central angle of $05^{\circ}39'33''$, having an arc distance of 383.29 feet, and having a chord which bears South $19^{\circ}16'12''$ West, 383.14 feet to the POINT OF BEGINNING;

THENCE continuing southwesterly along said circular curve to the left through a central angle of $05^{\circ}44'15''$, having an arc distance of 388.61 feet, and having a chord which bears South $13^{\circ}34'18''$ West, 388.44 feet to a set 3/4 inch iron pipe;

THENCE South $89^{\circ}59'46''$ West, departing the said westerly right-of-way, 84.06 feet to a set 3/4 inch iron pipe at the point of curvature of a circular curve to the right having a radius of 330.00 feet;

THENCE northwesterly along said circular curve to the right through a central angle of $90^{\circ}00'00''$, having an arc distance of 578.36 feet, and having a chord which bears North $45^{\circ}00'14''$ West, 466.69 feet to a set 1/2 inch iron rod;

THENCE North $00^{\circ}00'14''$ West, 128.42 feet to a point for corner;

THENCE North $89^{\circ}59'46''$ East, 350.00 feet to a point for corner;

THENCE South $62^{\circ}29'59''$ East, 175.02 feet to the POINT OF BEGINNING and containing 4.21 acres of land, more or less.



851015

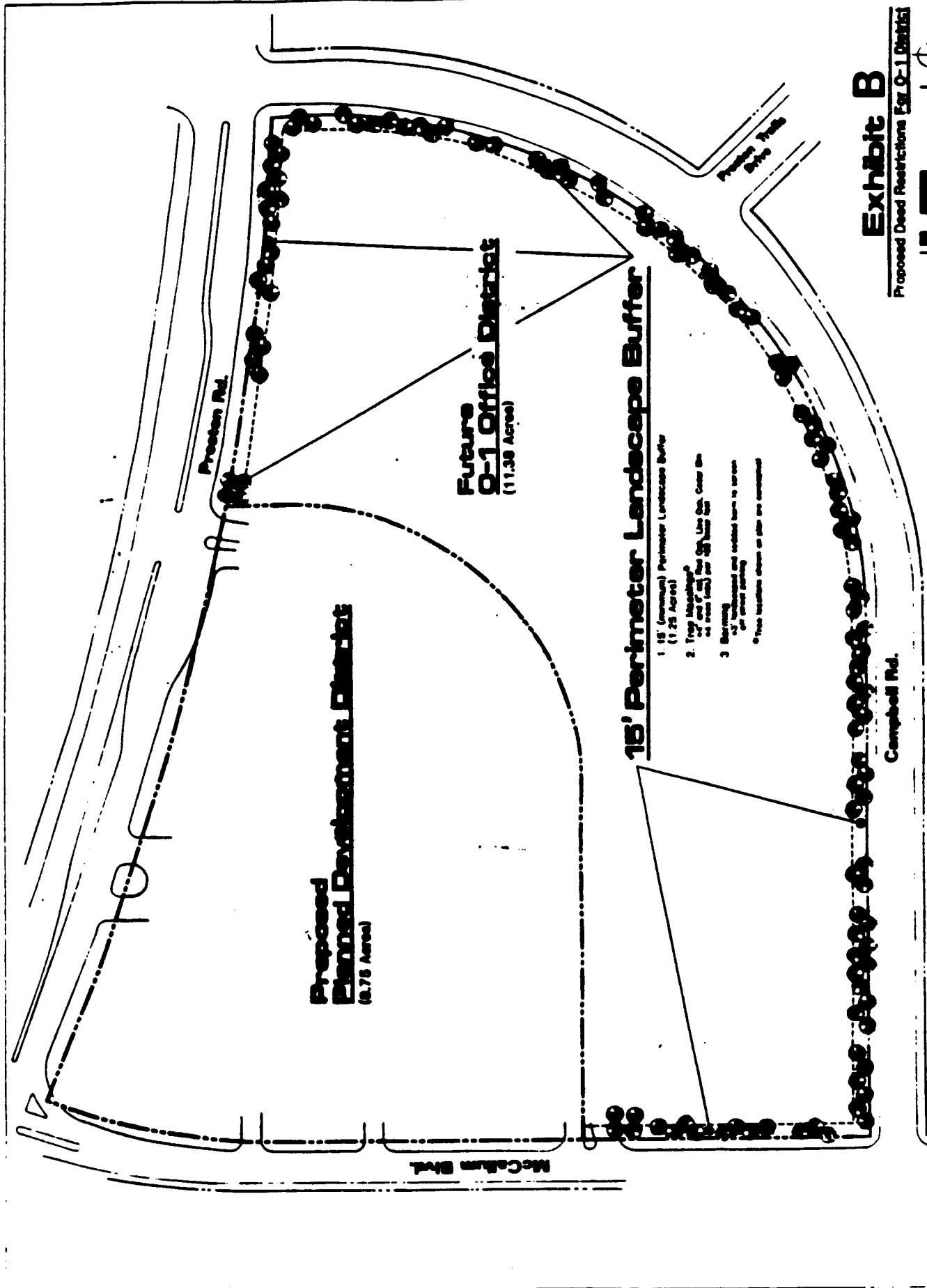
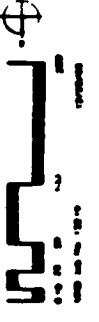


Exhibit B

Proposed Deed Restrictions For O-1 District



DATE: 10/18/15

FILED
Earl Bullock
COUNTY CLERK
DALLAS COUNTY

'85 MAR 29 AM 9 24

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

MAR 29 1985



Earl Bullock
COUNTY CLERK, Dallas County, Texas

No. 851015
Return to City Secretary
City Hall
Dallas, Texas 75201