

WHEREAS, it is the desire of Developers and the City of Dallas to enter into this Agreement so as to set forth more fully all of the respective obligations and conditions applicable to either of them:

NOW, THEREFORE, the parties hereto have agreed and do hereby agree as follows:

1. Use of Green Belt Area. That portion of the land zoned Multiple Family - 1, and more particularly identified on Exhibit "A" attached hereto and incorporated herein for all purposes, and which area is designated as "green belt" on said Exhibit, shall be used only for a green belt, recreational and park area, and will not be used, in whole or in part, for any other purposes.

2. Maintenance. During the period of time in which the green belt area shall be used exclusively for the purposes set forth in Paragraph 1 hereinabove, the Developers shall bear the full cost and expense of maintaining the green belt area. It is contemplated that Developers may enter into agreements with other present or future owners of portions of the area designated as Multiple Family - 1 on Exhibit "A" attached hereto, under which such owners will contribute a portion of the cost of such maintenance, but as between Developers and the City, Developers agree to maintain the green belt area in accordance with applicable City ordinances and regulations and to bear in full the cost of said maintenance, whether or not they are reimbursed in whole or in part.

3. Term of Restrictions. The green belt area shall be used for the purposes set forth in Paragraph 1 hereinabove for a term of twenty-five (25) years from date of acceptance by the City of Dallas or the filing hereof in the Deed Records of Dallas County, Texas, whichever date is last in point of time. Such deed restrictions may not be removed, altered or amended during the term herein set forth without the express consent of the governing body of the City of Dallas.

4. Miscellaneous. No assignment by the Developers of their rights or obligations under this Agreement nor any sale of any or all of the

FIELD NOTES

GREEN BELT
EXCLUDES MF-1 ZONING (4.726 ACRES)

Being a tract of land situated in the Thomas J. Yager Survey, Abstract No. 1615 in the City and County of Dallas, Texas and being a part of Dallas City Block No. 8199 and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the west line of Coit Road, a 100 foot right-of-way, said point being S. $89^{\circ} 35' W.$, 25.00 feet from the northeast corner of Richardson Heights Estates West, Fourth Section, an Addition to the City of Dallas, Texas according to the Map thereof recorded in Volume 67233 at Page 1229 of the Map Records of Dallas County, Texas; Thence along the said west line of Coit Road, 50 feet from the centerline, the following courses and distances: N. $0^{\circ} 21' W.$, 908.15 feet to the beginning of a curve to the right, having a central angle of $18^{\circ} 26'$ and a radius of 1482.39 feet; Thence along said curve 476.92 feet to the end of said curve; Thence N. $18^{\circ} 05' E.$, 199.12 feet to the beginning of a curve to the left, having a central angle of $18^{\circ} 38' 58''$ and a radius of 1382.39 feet; Thence along said curve 449.96 feet to the end of said curve; Thence N. $0^{\circ} 33' 58'' W.$, 431.71 feet; Thence N. $89^{\circ} 26' 02'' E.$, 25.00 feet to a point 25 feet from the centerline of Coit Road; Thence N. $0^{\circ} 03' 51'' W.$, 709.19 feet along said west line of Coit Road, 25 feet from the centerline; Thence S. $89^{\circ} 56' 09'' W.$, leaving the west line of Coit Road, 284.37 feet to the beginning of a curve to the left, having a central angle of $24^{\circ} 47' 30''$ and a radius of 440.61 feet; Thence along said curve, 190.67 feet to the end of said curve; Thence S. $65^{\circ} 08' 31'' W.$, 76.16 feet to the point of BEGINNING;

THENCE S. $65^{\circ} 08' 31'' W.$, 30.00 feet to the beginning of a curve to the right, having a central angle of $1^{\circ} 04' 55''$ and a radius of 500.00 feet;

THENCE along said curve, 9.44 feet;

THENCE N. $24^{\circ} 51' 29'' W.$, 653.26 feet;

THENCE N. $0^{\circ} 24' 23'' E.$, 1595.00 feet to the Dallas-Collin County line;

THENCE S. $89^{\circ} 35' 37'' E.$, 75.00 feet along said Dallas-Collin County line;

THENCE S. $0^{\circ} 24' 23'' W.$, 316.60 feet to the beginning of a curve to the left, having a central angle of $11^{\circ} 32' 13''$ and a radius of 1237.37 feet;

THENCE along said curve, 249.15 feet to the end of said curve and to the beginning of a curve to the right, having a central angle of $11^{\circ} 32' 13''$ and a radius of 1237.37 feet;

THENCE along said curve, 249.15 feet to the end of said curve;

THENCE S. $0^{\circ} 24' 23'' W.$, 775.91 feet to the beginning of a curve to the left, having a central angle of $24^{\circ} 27' 06''$ and a radius of 830.72 feet;

THENCE along said curve, 354.52 feet to the end of said curve;

THENCE S. $24^{\circ} 51' 29'' E.$, 290.82 feet to the point of beginning and containing 4.726 acres of land.

EXHIBIT. "A"

Threadgill, Dowdey & Associates

