



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 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 18 day of Oct, 1973.

John R. Black, Jr.  
John R. Black, Jr.

Peggy Black Braecklein  
Peggy Black Braecklein

FIRST NATIONAL BANK,  
CORSICANA, TEXAS

ATTEST: [Signature]

By [Signature]  
Sr. Vice President & Trust Officer

THE STATE OF TEXAS )  
                                  )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHN R. BLACK, JR., 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 18th day of October, 1973.

[Signature]  
Notary Public, Dallas County, Texas  
STEWART ADAMS  
Notary Public, Dallas County, Texas

FIELD NOTES

MF-1 ZONING (27.794 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° 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° 21' W., 908.15 feet to the beginning of a curve to the right, having a central angle of 18° 26' and a radius of 1482.39 feet; Thence along said curve 476.92 feet to the end of said curve; Thence N. 18° 05' E., 199.12 feet to the beginning of a curve to the left, having a central angle of 18° 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° 33' 58" W., 431.74 feet; Thence N. 89° 26' 02" E., 25.00 feet to a point 25 feet from the centerline of Coit Road; Thence N. 0° 03' 51" W., 709.19 feet along said west line of Coit Road, 25 feet from the centerline; Thence S. 89° 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° 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° 08' 31" W., 76.16 feet to the point of BEGINNING;

THENCE S. 65° 08' 31" W., 30.00 feet to the beginning of a curve to the right, having a central angle of 24° 04' 29" and a radius of 500.00 feet; THENCE along said curve, 210.09 feet to the end of said curve; THENCE S. 89° 13' W., 413.38 feet; THENCE N. 0° 47' W., 150.00 feet to the beginning of a curve to the left, having a central angle of 15° 23' 20" and a radius of 592.13 feet; THENCE along said curve, 159.04 feet to the end of said curve; THENCE N. 16° 10' 20" W., 49.98 feet to the beginning of a curve to the right, having a central angle of 16° 34' 42" and a radius of 1304.11 feet; THENCE along said curve 377.35 feet to end of said curve; THENCE N. 0° 24' 23" E., 1511.50 feet to the Dallas-Collin County line; THENCE S. 89° 35' 37" E., 500.00 feet along said Dallas-Collin County line; THENCE S. 0° 24' 23" W., 316.60 feet to the beginning of a curve to the left, having a central angle of 11° 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° 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° 24' 23" W., 775.91 feet to the beginning of a curve to the left, having a central angle of 24° 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° 51' 29" E., 290.82 feet to the point of beginning and containing 27.794 acres of land.

EXHIBIT "A"

Threadgill, Dwodey & Associates