

BLK 8751
8752

WHEREAS, the deed restrictions in the attached instruments have been volunteered in conjunction with a request for a General Retail District on Tract I, a General Retail District on Tract IV, a Multiple Family-2 District on Tract V-b, and a Multiple Family-2 District on Tract VII, which was approved by the City Council on April 8, 1981 on Zoning Case #Z801-136/5425-N on property generally located at the northeast corner of Kelly Springfield Road and Old Mill Road; 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:

Section I. 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 zoned a General Retail District on Tract I, General Retail District on Tract IV, a Multiple Family-2 District on Tract V-b, and a Multiple Family-2 District on Tract VII, as described in Ordinance # **17001**

Section II. That said deed restrictions shall be filed with the County Clerk to be recorded in the Deed Records of Denton County, Texas.

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

Approved as to form:

LEE E. HOLT, City Attorney

By Barry R. Knight
Assistant City Attorney

cc: Urban Planning - 1
Building Inspection - 2
City Secretary - 1

APPROVED BY
CITY COUNCIL

JUN 17 1981

[Signature]

City Secretary

[Signature]
APPROVED
HEAD OF DEPARTMENT

APPROVED
CITY CONTROLLER

APPROVED
CITY MANAGER

title to any of the above-described property shall thereby agree and covenant to abide and fully perform the foregoing restriction and covenant.

EXECUTED this 13th day of March, 1981.

VERNON AND JAMES SMITH COMPANY

BY: *Vernon S. Smith, Jr.*
Vernon S. Smith, Jr.

Its: Vice-President

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a notary public in and for Dallas County, Texas, on this day personally appeared Vernon S. Smith, Jr., Vice-President of Vernon and James Smith Company, a Texas corporation, whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of March, 1981.

Conney Hubel
Notary Public

My commission expires:

Sept. 29, 1981

EXHIBIT "A"

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FIELD NOTES
GR ZONING
TRACT 1

BEING a tract of land situated in the William Miller Survey, Abstract 883 and the J. McCants Survey, Abstract No. 885, Denton County, Texas, and being part of 280.36 acre tract of land as deeded to Charles C. McKamy and recorded in Volume 157, at Page 104, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point on the North line of Old Mill Road (a 60' R.O.W.), said point being S 89° 44' E, a distance of 2244.29 feet from the point of intersection of said North line of Old Mill Road with the Southeast line of the St. Louis and San Francisco Railroad (a 100' R.O.W.), a point for corner;

THENCE N 6° 21' 26" E, leaving said North line of Old Mill Road, along the proposed centerline of Kelly Springfield Road, a distance of 238.5 to a point for corner;

THENCE S 83° 38' 34" E, a distance of 175 feet to a point for corner;

THENCE S 6° 21' 26" W, a distance of 250 feet to a point in said North line of Old Mill Road, a point for corner;

THENCE N 89° 44' W, along said North line of Old Mill Road, a distance of 175.99 feet to a point for corner;

THENCE N 6° 21' 26" E, a distance of 30.17 feet to the PLACE OF BEGINNING, containing 1.042 Acres of Land.

Approved as to form:

LEE E. HOLT, City Attorney

By Barry R. Knight
Assistant City Attorney

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FILED 14099

1982 MAY 27 AM 10: 06

COUNTY CLERK, DENTON COUNTY, TEXAS
BY *[Signature]*

FILED

STATE OF TEXAS COUNTY OF DENTON

COUNTY CLERK, Denton County, Texas
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Denton County, Texas as stamped hereon by me.

MAY 28 1982



Mary Jo Adice

COUNTY CLERK, Denton County, Texas

Return to
CITY SECRETARY
CITY HALL
DALLAS, TEXAS 75201

RECEIVED
MAR 16 1981
ZONING OFFICE