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8251

8 12709

DEED RESTRICTION

THE STATE OF TEXAS I DEED RECORDS
COUNTY OF ~~DALLAS~~ I
DENTON I

EVOL 1122 PAGE 242
KNOW ALL MEN BY THESE PRESENTS:

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That the undersigned, TWIN CREEKS TWO, a Texas general partnership, by and through its general partner CAMERO DEVELOPMENT COMPANY, a Texas corporation, is the owner of the following described property situated in ~~Dallas~~ DENTON County, Texas, being in particular a tract of land out of the S. B. Evans Survey, Abstract No. 404 and the W. Miller Survey, Abstract No. 883, City of Dallas, ~~Dallas~~ DENTON County, Texas, being 46.376 acres of land as more particularly described in Exhibit A attached hereto and hereinafter referred to as the "Property".

That the undersigned, TWIN CREEKS TWO, does hereby impress all of the Property with the following deed restriction, to-wit:

The number of residential units which may be constructed upon the Property shall not exceed the number determined by multiplying the number "8" (eight) by the number of gross acres contained in the Property as shown on Exhibit A hereto.

This restriction 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.

This restriction 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. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

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

This restriction inures to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restriction, either to prevent him from so doing and to correct 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 restriction described herein is fully complied with.

This restriction is hereby declared a covenant 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 restriction and covenant.

EXECUTED this the 13th day of April, 1981.

TWIN CREEKS TWO, A Texas General Partnership

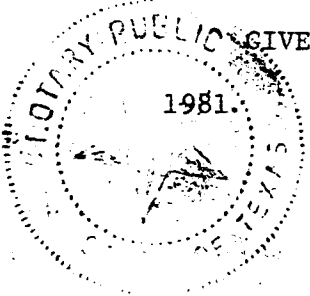
By: CAMERO DEVELOPMENT COMPANY,
A General Partner

By Doyle R. Cameron
Doyle R. Cameron, President

THE STATE OF TEXAS X

COUNTY OF DALLAS X

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared DOYLE R. CAMERON, President of CAMERO DEVELOPMENT COMPANY, General Partner in the firm of TWIN CREEKS TWO, a Texas general partnership, 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, in the capacity therein stated, as the act and deed of said corporation and said partnership.



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

Stephen A. Jordan
Notary Public in and for
Dallas County, Texas

LEE E. HOLT, City Attorney

By Bruce Knight
Assistant City Attorney

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Cook Consultants, Inc.
Project No. 78232-2
April 10, 1981

8 12709

LEGAL DESCRIPTION
TWIN CREEKS PHASE III

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(TOWNHOUSE TRACT WEST OF KELLY ROAD)

Being a tract of land located in the S. B. Evans Survey, Abstract 404 and the W. Miller Survey, Abstract No. 883, City of Dallas, Denton County, Texas, and being more particularly described as follows:

BEGINNING AT A POINT on the East right-of-way line of the St. Louis, San Francisco and Texas Railroad (100' R.O.W.) said point also being the Southwest corner of Countryside Addition Section 2, an addition to the City of Carrollton, Texas:

THENCE, N 88° 44' 47" E, along the South line of said Countryside Addition, Section 2, and the Corporate Limit Line of the City of Dallas, a distance of 920.97 feet;

THENCE, S 00° 07' 05" E, continuing along said Countryside Addition, Section 2 and the Corporate Limit Line of the City of Dallas, a distance of 137.79 feet to a point for corner;

THENCE, S 64° 00' 46" E, a distance of 307.14 feet to a point for corner;

THENCE, N 77° 02' 19" E, a distance of 216.93 feet to a point for corner;

THENCE, N 05° 25' 07" E, a distance of 506.97 feet to a point for corner;

THENCE, N 51° 51' 14" E, a distance of 155.32 feet to a point for corner;

THENCE, N 53° 24' 19" E, a distance of 18.64 feet to a point for corner, said point being on the proposed centerline of Kelly Road (a 60' R.O.W.);

THENCE, S 00° 21' 11" W, a distance of 99.95 feet to a point that is the beginning of a curve to the left having a central angle of 60° 36' 05" and a radius of 590.00 feet;

THENCE, along the arc of said curve a distance of 624.00 feet to the end of said curve;

THENCE, S 21° 51' 01" W, a distance of 760.00 feet to a point for corner;

THENCE, S 00° 48' 00" W, a distance of 189.74 feet to a point for corner;

THENCE, N 89° 51' 30" W, a distance of 1,877.41 feet to a point on the East right-of-way line of the aforementioned St. Louis, San Francisco and Texas Railroad;

THENCE, N 13° 58' 17" E, along the East right-of-way of said St. Louis, San Francisco and Texas Railroad, a distance of 1131.51 feet to the POINT OF BEGINNING AND CONTAINING 46.376 acres of land, more or less.

EXHIBIT

A

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FILED 1377

1982 JAN 20 AM 10:19

MARY JO HILL
COUNTY CLERK, DENTON CO. TEX.
BY *[Signature]* DEPUTY

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APR 13 1981
ZONING OFFICE

STATE OF TEXAS
COUNTY OF DENTON
COUNTY CLERK, Denton County, Texas
I her by, 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 Denton County, Texas as stamped hereon by me.



JAN 21 1982
Mary Jo Hill
COUNTY CLERK, Denton County, Texas

Return to:
CITY SECRETARY
CITY HALL
DALLAS, TEXAS 75201