

8754

DEED RESTRICTIONS

DEED RECORDS

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

16333

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 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, Denton County, Texas, and being 46.376 acres of land as more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (hereinafter the "Property").

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

(1) The undersigned, their successors and/or assigns, do hereby agree to a maximum development of four hundred sixty (460) dwelling units.

(2) The undersigned, their successors and/or assigns, do hereby agree that development will be in accordance with the attached site plan in Exhibit "B" attached hereto and incorporated herein for all purposes.

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. Notice of such public 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 Council 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 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 restrictions, either to prevent him from so doing and to

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correct such violations 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 described herein are fully complied with.

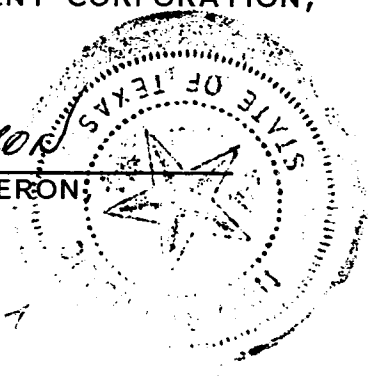
These restrictions are hereby declared covenants running with the land and shall be fully binding upon the persons acquiring property within the above-described tract, and any person by acceptance of title to any of the above-described property shall thereby agree and covenant to abide by and fully perform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

EXECUTED this the 17 day of MAY, 1982.

TWIN CREEKS TWO, A Texas General Partnership

By: CAMERO DEVELOPMENT CORPORATION, A General Partner

By: Doyle R. Cameron
DOYLE R. CAMERON
President



THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a notary public in and for the State of Texas, on this day personally appeared DOYLE R. CAMERON, President of CAMERO DEVELOPMENT COMPANY, General Partner 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.

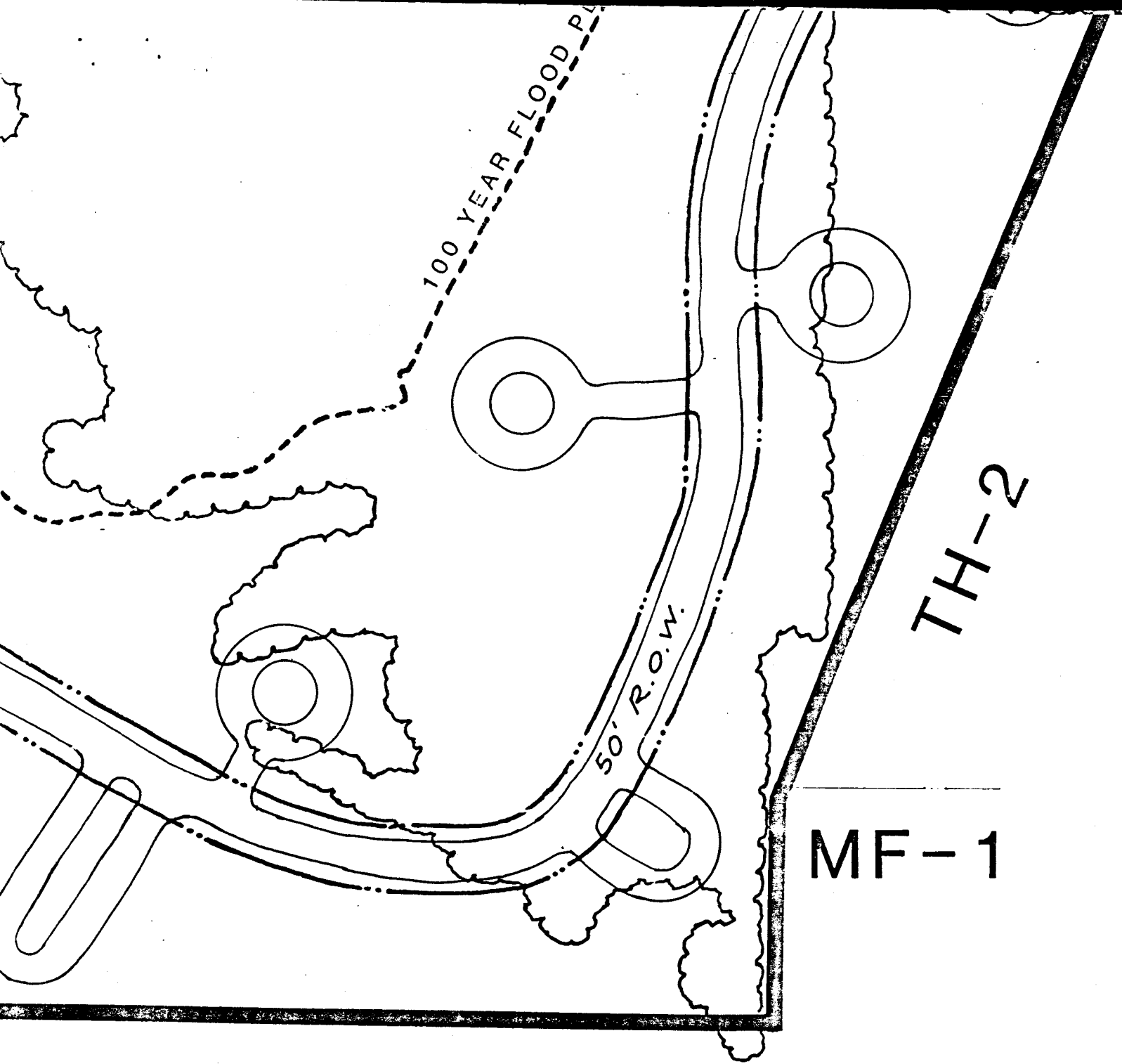
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17 day of May, 1982.

Seal

Donna L. Johnson
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My Commission Expires:
12-28-85

Approved as to form:
LEE E. HOLT, City Attorney
By: Barry R. Kuehl
Assistant City Attorney



MURRAY DEV.

MF-2

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CONDOMINIUM PLAN
TWIN CREEKS III

DALLAS, TEXAS

TWIN CREEKS TWO

16950 DALLAS PARKWAY SUITE 106

DALLAS, TEXAS 75248

(214)931-3025

LAND USE DATA

GROSS AREA	46.38 AC.
FLOOD PLAIN	23.13 AC.
NET AREA	23.25 AC.
TOTAL MF-1 UNITS	460
DENSITY	10 PER ACRE

17428 APPROVED BY
CITY COUNCIL

821965 JUN 2 1982

Robert J. Starn
City Secretary

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COOK CONSULTANTS, INC.
engineers • planners • surveyors

central expressway • dallas, texas 75206 • 214/526-6120

job 78232 date 2-9-82
Revised 2/16/82
by RK chk. RK

sht. of

EXHIBIT "A"

BEING a tract of land out of the D. Andrews Survey, Abstract No. 13, City of Dallas, Denton County, Texas, also being part of that certain tract of land conveyed to Fidelity Savings and Loan Association by deed filed in Volume 829, Page 697, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for corner on the east right-of-way line (100' R.O.W.) of a St. Louis, San Francisco & Texas Railroad right-of-way, said point also being 3343.12 feet from the north line of Trinity Mills Road;

THENCE North 13 degrees 58 minutes 17 seconds east, along said east right-of-way line of a St. Louis, San Francisco & Texas Railroad right-of-way a distance of 1131.51 feet to an iron rod set for corner, said corner also being the southwest corner of Countryside Addition Section Two, an Addition to the City of Carrollton, as filed in Cabinet "B", Page 40, Map Records, Denton County, Texas;

THENCE North 88 degrees 44 minutes 47 seconds east, along the south line of said Countryside Addition Section Two, a distance of 920.97 feet to an iron rod set for corner;

THENCE South 00 degrees 07 minutes 05 seconds east, continuing along said south line of Countryside Addition, Section Two, a distance of 137.79 feet to an iron rod set for corner;

THENCE South 64 degrees 00 minutes 46 seconds east, continuing along said south line of Countryside Addition, Section Two, a distance of 307.14 feet to an iron rod set for corner;

THENCE North 77 degrees 02 minutes 19 seconds east, continuing along said south line of Countryside Addition, Section Two, a distance of 216.93 feet to an iron rod set for corner, said corner being the southeast corner of said Countryside Addition, Section Two;

THENCE North 05 degrees 25 minutes 07 seconds east, along the east line of said Countryside Addition, Section Two, a distance of 506.97 feet to an iron rod set for corner;

THENCE North 51 degrees 51 minutes 14 seconds east, continuing along said east line of Countryside Addition, Section Two, a distance of 155.32 feet to an iron rod set for corner;

THENCE North 53 degrees 34 minutes 19 seconds east, continuing along said east line of Countryside Addition, Section Two, a distance of 14.18 feet to an iron rod set for corner;

THENCE South 00 degrees 45 minutes 13 seconds west, a distance of 150.00 feet to an iron rod set at the beginning of a curve to the left;

THENCE along said curve to the left, a distance of 601.13 feet to an iron rod set for corner on said curve to the right having a central angle of 65 degrees 37 minutes 29 seconds, a radius of 524.83 feet and a tangent length of 338.39 feet;

THENCE South 21 degrees 51 minutes 02 seconds west, a distance of 761.11 feet to an iron rod set for corner;

THENCE South 00 degrees 48 minutes 00 seconds west, a distance of 189.74 feet to an iron rod set for corner;

THENCE North 89 degrees 51 minutes 30 seconds west, a distance of 1877.40 feet to the point of beginning and containing 2,014,167.380 square feet or 46.239 acres of land, more or less, with 980,100.000 square feet or 22.500 acres in Flood Plan for a net acreage of 1,034,067.380 square feet or 23.739 acres of land, more or less.

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 re-
corded in the volume and page of the named records
of Denton County, Texas as stamped hereon by me.

JUN 18 1932



Mary Jo Hill

COUNTY CLERK, Denton County, Texas

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16333

1932 JUN 17 PM 11:50

FILED

*Lucin Creeks Trust
re: Cameron Star. Co.*

*Steel Receipts 7.00
+ Post Exhibit - 32.00
39.00*

148/667

RETURN TO
ROBERT S. SLOAN
CITY SECRETARY
CITY HALL
DALLAS, TEXAS 75201