

August 29, 1979

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WHEREAS, the deed restrictions in the attached instrument's have been volunteered in conjunction with a request for an Office-2 District on two tracts of land which was approved by the City Council on June 20, 1979 on Zoning Case #Z789-213/4842-N on property generally located in the east side of Dallas Parkway midway between the A.T. & S.F. Railroad and Frankford 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 1. That the deed restrictions as set forth in the attached instrument's 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 an Office-2 District on two tracts of land contained within Tract 6 and Tract 7 in Ordinance #6331.

Section 2. That said deed restrictions shall be filed with the County Clerk to be recorded in the Deed Records of Dallas County, Texas.

Section 3. That this resolution shall take effect from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

cc: Urban Planning  
City Secretary  
Building Inspection ✓

APPROVED BY  
CITY COUNCIL

AUG 22 1979

*Robert B. Jones*  
City Secretary

Approved as to form:

LEE E. HOLT, City Attorney

By *John E. Stath*  
Assistant City Attorney

APPROVED *E. Jack Schoop*  
HEAD OF DEPARTMENT

APPROVED \_\_\_\_\_  
CITY AUDITOR

APPROVED *[Signature]*  
CITY MANAGER

DEED RESTRICTIONS FOR TRACT 6b

THE STATE OF TEXAS )  
 COUNTY OF COLLIN )

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned JOHN A. JACKSON, is the owner of the following described property situated in Collin County, Texas, being in particular a 14.1737 acre tract of land out of a 326.67 acre tract as described in deed to John A. Jackson recorded in Volume 587, Page 530, Deed Records of Collin County, Texas, said 14.1737 acre tract being more particularly described as follows:

COMMENCING, at the intersection of the north right-of-way line of Frankford Road, as established by existing fence line, with the east right-of-way line of Addison Road, as established by existing fence line and prior to widening, said point being the most southwesterly corner of said Jackson tract;

THENCE, N 00°00'19" E, with said line of Addison Road and with the west line of said Jackson tract, a distance of 2,189.17 feet to a point for corner;  
 THENCE, S 89°58'00" E, a distance of 633.87 feet to the PLACE OF BEGINNING;  
 THENCE, N 00°26'08" E, a distance of 462.38 feet to a point for corner;  
 THENCE, S 89°58'00" E, a distance of 673.39 feet to a point for corner;  
 THENCE, S 00°01'21" E, a distance of 1,360.02 feet to a point for corner;  
 THENCE, N 89°58'00" W, a distance of 340.00 feet to a point for corner;  
 THENCE, N 00°01'21" W, a distance of 897.65 feet to a point for corner;  
 THENCE, N 89°58'00" W, a distance of 337.08 feet to the PLACE OF BEGINNING;  
 CONTAINING, 617,410.55 square feet, or 14.1737 acres of land.

That the undersigned, JOHN A. JACKSON, does hereby impress all of the above described property with the following deed restrictions, to wit:  
 Any building constructed on the above described property shall be a maximum of three stories as that term is defined in the Comprehensive Zoning Ordinance of the City of Dallas and shall be allowed an additional

height on the roof for parapets, mechanical equipment, and/or mechanical penthouses not to exceed 12 feet as measured from the roof surface to the top of the tallest parapet, equipment, or penthouse.

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.

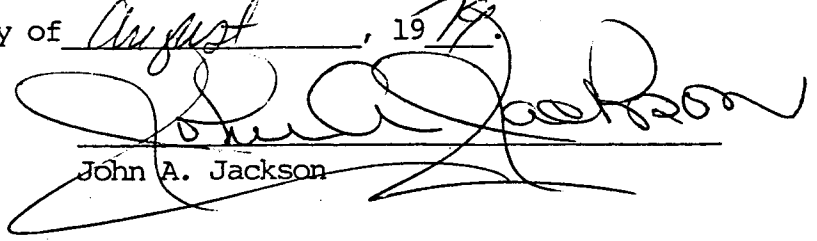
The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

The 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 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 restrictions described herein are fully complied with.

These restrictions are hereby declared covenants 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 restrictions and covenants.


EXECUTED this the 9th day of August, 19 79.

  
John A. Jackson

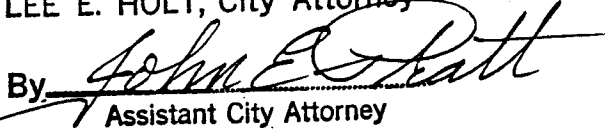
THE STATE OF TEXAS)  
)  
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared JOHN A. JACKSON 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 9th day of August, 19 79.

  
NOTARY PUBLIC in and for  
DALLAS COUNTY, TEXAS

Approved as to form:  
LEE E. HOLT, City Attorney

By   
Assistant City Attorney