

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 7

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 20.0132 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 20.0132 acre tract of land 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 1,291.52 feet to the PLACE OF BEGINNING;

THENCE, N 00°00'19" E, with said line of Addison Road and with said west line of the Jackson tract, a distance of 897.65 feet to a point for corner;

THENCE, S 89°58'00" E, at 47.50 feet pass the east line of a strip of land conveyed by John A. Jackson, et ux., to Collin County for right-of-way purposes, in all, a distance of 970.95 feet to a point for corner;

THENCE, S 00°01'21" E, a distance of 897.65 feet to a point for corner;

THENCE, N 89°58'00" W, at 923.89 feet pass the east line of said right-of-way conveyance, in all, a distance of 971.39 feet to the PLACE OF BEGINNING;

CONTAINING, 871,779.02 square feet, of which 42,638.20 square feet lie within said right-of-way conveyance, leaving a net area of 829,140.82 square feet, or 19.0344 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: That the property shall only be used for a hospital and related medical facilities, including a medical office building and a nursing home.

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.

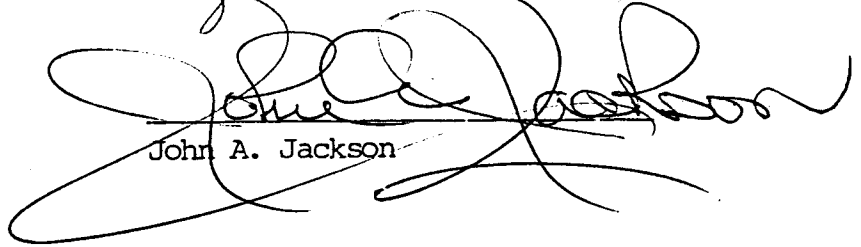
The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

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 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.

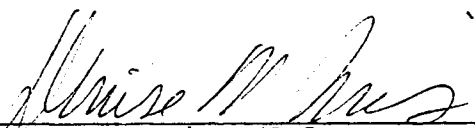
EXECUTED this the 9th day of August, 1975

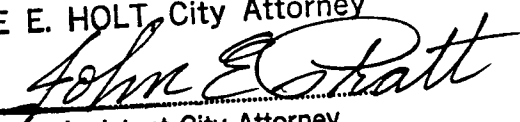

John A. Jackson

THE STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for 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 herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of August, 1975


NOTARY PUBLIC in and for
DALLAS COUNTY, TEXAS

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