

January 14, 1981

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WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with a request for Multiple Family-1 zoning on two tracts of land which was approved by the City Council on October 29, 1980 on Zoning Case #Z790-195/4947-N on property generally located between Midway Road and Marsh Lane, south of the A.T. & S.F. RR; 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 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 Multiple Family-1 on property described as Tracts 5 and 6 in Ordinance #16825

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

Approved as to form:

LEE E. HOLT, City Attorney

Bruce R. Knight
Assistant City Attorney

APPROVED BY
CITY COUNCIL

JAN 14 1981

Robert B. Brown
City Secretary

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

APPROVED

HEAD OF DEPARTMENT

E Jack Schoop

APPROVED

CITY AUDITOR

APPROVED

CITY MANAGER

DEED RESTRICTIONS

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THE STATE OF TEXAS I
COUNTY OF DALLAS I

DEED RECORDS

KNOW ALL MEN BY THESE PRESENTS:

1374

DANTON rd

That the undersigned, Mervin L. Stauffer, is the authorized agent for the Perot Family Trust and the Perot Family Trust is the owner of that certain tract of real property situated in Dallas County, Texas being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property");

That the Perot Family Trust does hereby impress all of the Property with the following deed restriction, to-wit:

The density of development shall be limited to 25 dwelling units per net acre. Net acre means each acre of property less the right-of-way for Rosemeade Parkway, Midway Road and State Highway 190.

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 hearing shall be given as would be required by law for a zoning change on the Property.

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 who by acceptance of title to any of the Property agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this the 14th day of January, 1984.

PEROT FAMILY TRUST

By: [Signature]
Mervin L. Stauffer
Agent for the Perot Family Trust

THE STATE OF TEXAS I
COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, in and for Dallas County, Texas, on this day personally appeared Mervin L. Stauffer Agent for the Perot Family Trust 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, and as the act and deed of the Perot Family Trust.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of January,

1984

[Signature]
Notary Public in and for Dallas County
LEE E. HOLT, City Attorney

My Commission Expires: 3/9/87

[Signature]

EXHIBIT A

DESCRIPTION 24.444 Acres of Land
TRACT NO. 5

SITUATED in the City of Dallas, Denton County, Texas, in the M. O'Neil Survey, Abstract No. 986 and L.L. Finley Survey, Abstract No. 429, being a resurvey of part of the 272.19 acres of land described in a deed from D.F. INVESTMENTS, INC. to PEROT FAMILY TRUST U/A, dated May 29, 1979, recorded in Volume 958, Page 643 of the Denton County Deed Records, being described by metes and bounds as follows:

COMMENCING at an existing iron pin set at the Northwest corner of said 272.19 acre tract at the intersection of the center line of Marsh Lane with the center of an East-West road (Rosemeade Parkway); THENCE South $89^{\circ} 56' 51''$ East 515.0 feet with a North line of said 272.19 acre tract and with said East-West road to a point in said North line and road for a PLACE OF BEGINNING;

THENCE South $89^{\circ} 56' 51''$ East 2155.1 feet with a North line of said 272.19 acre tract and with said road to an existing iron pin set for a corner;

THENCE North $0^{\circ} 51' 07''$ East 98.60 feet to an existing iron pin set at the North, Northwest corner of said 272.19 acre tract for a corner;

THENCE South $86^{\circ} 44' 12''$ East 380.0 feet with the North line of said 272.19 acre tract to a point in said North line at the intersection of the center line of proposed State Highway No. 190 for a corner;

THENCE Southwesterly with said center line and with a curve to the left, an arc of 993.89 feet around a central angle of $19^{\circ} 52' 40''$ to a point in said center line; from which the radius center bears South $45^{\circ} 03' 57''$ East 2864.79 feet;

THENCE North $42^{\circ} 30'$ West 227.0 feet to a point in the center of a branch for a corner;

THENCE generally in a Westerly direction down the center of said branch with its meanders as follows:

South $85^{\circ} 05' 11''$ West 48.0 feet; South $76^{\circ} 10'$ West 38.0 feet;
 North $77^{\circ} 00'$ West 117.0 feet; South $43^{\circ} 55'$ West 35.0 feet;
 South $5^{\circ} 41' 43''$ West 87.48 feet; South $87^{\circ} 20'$ West 61.0 feet;
 North $81^{\circ} 00'$ West 68.0 feet; North $62^{\circ} 50'$ West 50.0 feet;
 North $80^{\circ} 00'$ West 40.0 feet; South $56^{\circ} 30'$ West 112.0 feet;
 South $80^{\circ} 00'$ West 34.0 feet; North $63^{\circ} 00'$ West 36.0 feet;
 North $88^{\circ} 20'$ West 38.0 feet; South $41^{\circ} 17'$ West 36.0 feet;
 South $61^{\circ} 20'$ West 32.0 feet; South $80^{\circ} 40'$ West 35.0 feet;
 South $41^{\circ} 36' 24''$ West 33.0 feet; South $44^{\circ} 10'$ East 35.0 feet;
 South $9^{\circ} 00'$ East 17.0 feet; South $59^{\circ} 30'$ West 39.0 feet;
 South $81^{\circ} 55'$ West 88.0 feet; South $73^{\circ} 10'$ West 42.0 feet;
 South $23^{\circ} 15'$ West 28.0 feet; South $49^{\circ} 00'$ East 98.0 feet;
 South $11^{\circ} 33'$ West 31.0 feet; South $87^{\circ} 45'$ West 70.0 feet;
 South $61^{\circ} 05'$ West 60.0 feet; North $74^{\circ} 30'$ West 38.0 feet
 North $1^{\circ} 20'$ West 67.0 feet; South $54^{\circ} 50'$ West 83.0 feet;
 North $54^{\circ} 30'$ West 25.0 feet; North $3^{\circ} 30'$ East 58.0 feet;
 North $15^{\circ} 20'$ West 59.0 feet; North $60^{\circ} 10' 12''$ West 27.6 feet;
 South $28^{\circ} 30'$ West 83.0 feet; North $81^{\circ} 05'$ West 26.0 feet;
 North $27^{\circ} 55'$ West 43.0 feet; North $86^{\circ} 35'$ West 77.0 feet;
 North $42^{\circ} 45'$ West 56.0 feet; North $75^{\circ} 20'$ West 28.0 feet;
 South $19^{\circ} 00'$ West 35.0 feet; South $53^{\circ} 20'$ West 51.0 feet;
 South $74^{\circ} 00'$ West 40.0 feet; North $3^{\circ} 15'$ West 20.0 feet;
 South $87^{\circ} 20'$ West 52.0 feet; North $74^{\circ} 50'$ West 28.0 feet;
 North $11^{\circ} 15'$ West 35.0 feet; North $64^{\circ} 03' 28''$ East 74.89 feet;
 North $35^{\circ} 15'$ East 27.0 feet; North $10^{\circ} 55'$ West 20.0 feet;
 North $75^{\circ} 45'$ West 45.0 feet; North $34^{\circ} 45'$ West 32.0 feet;
 North $7^{\circ} 35'$ East 36.0 feet; North $24^{\circ} 05'$ West 37.0 feet;
 North $69^{\circ} 30'$ West 33.0 feet; South $77^{\circ} 45'$ West 39.0 feet;
 North $85^{\circ} 07'$ West 55.0 feet; North $66^{\circ} 15'$ West 78.0 feet
 to a point in the center of said branch for a corner;

THENCE North $20^{\circ} 26' 30''$ East 373.6 feet to the PLACE OF BEGINNING and containing 24.444 acres of land.

DESCRIPTION 32.047 Acres of Land
TRACT NO. 6

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SITUATED in the City of Dallas, Denton County, Texas, in the M. O'Neil Survey, Abstract No. 986 and the L.L. Finley Survey, Abstract No. 429, being a resurvey of part of the 272.19 acre tract described in a deed from D.F. INVESTMENTS, INC. to PEROT FAMILY TRUST U/A, dated May 29, 1979, recorded in Volume 958, Page 643 of the Denton County Deed Records, being described by metes and bounds as follows:

COMMENCING at an existing iron pin set at the Southeast corner of said 272.19 acre tract, in Midway road and in the North-South County line between Denton and Collin Counties; THENCE North $0^{\circ} 53' 08''$ East 1800.0 feet with the East line of said 272.19 acre tract and with Midway road to a point in said East line and road for a PLACE OF BEGINNING;

THENCE North $89^{\circ} 30'$ West 1265.0 feet to a point for a corner;
THENCE North $1^{\circ} 45'$ West 165.0 feet to a point for a corner;
THENCE North $89^{\circ} 30'$ West 420.0 feet to a point for a corner;
THENCE North $0^{\circ} 38' 07''$ East 799.4 feet to a point on the center

line of proposed State Highway No. 190 for a corner;
THENCE Northeasterly with said center line and with a curve to the right an arc of 200.0 feet around a central angle of $4^{\circ} 00'$ to a point on said center line in the center of a branch for a corner; from which the radius center bears South $34^{\circ} 33' 57''$ East 2864.79 feet;

THENCE generally in an Easterly direction up the center of said branch with its meanders as follows:

South $40^{\circ} 50'$ East 93.0 feet; South $74^{\circ} 30'$ East 84.0 feet;
North $53^{\circ} 25'$ East 88.0 feet; North $86^{\circ} 30'$ East 35.0 feet;
South $62^{\circ} 15'$ East 116.0 feet; South $28^{\circ} 35'$ East 83.0 feet;
South $6^{\circ} 15'$ West 60.0 feet; South $19^{\circ} 15'$ West 46.0 feet;
South $15^{\circ} 30'$ East 29.06 feet to a point in the center of said branch for a corner;

THENCE South $89^{\circ} 30'$ East 1157.0 feet to a point in the East line of said 272.19 acre tract, in the center of Midway road for a corner;

THENCE South $0^{\circ} 53' 08''$ West 791.9 feet with said East line and road to the PLACE OF BEGINNING and containing 32.047 acres of land.

1374

FILED

DEC 20 AM 19 18

MARY JO HILL
COUNTY CLERK, DENTON CO., TEX.

BY _____

COUNTY OF DENTON
Denton County, Texas
The following instrument was filed on the
day of _____ at _____
and was duly recorded
in the public records of this county
in the _____ and page of the named records
of Denton County, Texas as stamped hereon by me.

JAN 2 1 1992



Mary Jo Hill

COUNTY CLERK, Denton County, Texas

1122/230

DALLAS, TEXAS 75201
CITY HALL
CITY SECRETARY
Allen

GRANTEES' ADDRESS:

5FS, City Hall
1500 Marilla
Dallas, Texas 75201

REAL PROPERTY RECORDS

MAR 25 1987 13607

GENERAL WARRANTY DEED

DALLAS COUNTY 2101 PAGE 605

THE STATE OF TEXAS §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

THAT BLOCK SHIM DEVELOPMENT COMPANY ("Grantor"), a Texas partnership between Michael A. Block, Inc., Moyen Development Corporation, and Solfa Corporation, all Texas corporations; for and in consideration of the sum of \$10.00, and other good, valuable, sufficient and received consideration, to the Grantor paid by the City of Dallas ("Grantee"), a Texas municipal corporation, whose address is 1500 Marilla, Dallas, Texas 75201; HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto the Grantee that certain real property (the "property") located in the City of Dallas, Denton County, Texas, and being a portion of Block 8750, Rosemeade Addition, City of Dallas, according to the second corrected plat thereof recorded at Cabinet C, Slots 294 and 295, Plat Records, Denton County, Texas, which property is more particularly described by metes and bounds in Exhibit A attached hereto and incorporated herein by reference; subject, however, to the matters described in Exhibit B attached hereto and incorporated herein by reference;

TO HAVE AND TO HOLD the property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, these presents have been executed effective as of March 6th, 1987.

BLOCK SHIM DEVELOPMENT COMPANY

By Michael A. Block, Inc.

By: [Signature]
Michael A. Bloch, President

By Moyen Development Corporation

By: [Signature]
Frederick E. Smithline,
President

By Solfa Corporation

By: [Signature]
Moises Mondlak, President

THE STATE OF TEXAS VOL 2101 PAGE 606
COUNTY OF DALLAS

This instrument was acknowledged before me on March 4th, 1987, by MICHAEL A. BLOCH, president of Michael A. Block, Inc., a Texas corporation, on behalf of said corporation as a partner of and on behalf of Block Shim Development Company, a partnership.



CLARA N. HOLLAND
Notary Public, State of Texas
My Commission Expires 11/01/90

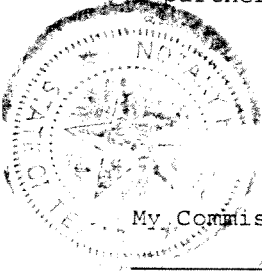
Clara N. Holland
Notary Public in and for
the State of Texas

Notary Public's Name Printed

My Commission Expires:

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on March 4th, 1987, by FREDERICK E. SMITHLINE, president of Moyon Development Corporation, a Texas corporation, on behalf of said corporation as a partner of and on behalf of Block Shim Development Company, a partnership.



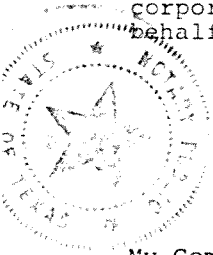
Steve A. Strong
Notary Public in and for
the State of Texas

Steve A. Strong
Notary Public's Name Printed

My Commission Expires:

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on March 5th, 1987, by MOISES MONDLAK, president of Solfa Corporation, a Texas corporation, on behalf of said corporation as a partner of and on behalf of Block Shim Development Company, a partnership.



Jane Woods
Notary Public in and for
the State of Texas

Jane Woods
Notary Public's Name Printed

My Commission Expires:

EXHIBIT "A"

GENERAL WARRANTY DEED

BLOCK SHIM DEVELOPMENT COMPANY

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TO

CITY OF DALLAS

PART OF BLOCK 8750,
ROSEMEADE ADDITION
(TRACT A, SH 190 ROW)

LEGAL DESCRIPTION

Being situated in the M. O'Niel Survey, Abstract No. 986, Denton County, Texas, and being in Block 8750, Rosemeade Addition, the second corrected plat, an Addition in the City of Dallas, Texas, as recorded in Cabinet C, Slot 294 & 295, Denton County Plat Records, and being a part of a tract of land conveyed to Block Shim Development Company by deed dated January 5, 1983, and recorded in Volume 1186, Page 904, Denton County Deed Records and being more particularly described as follows:

BEGINNING at the southwest corner of Lot 2, Block E/8750, of said Rosemeade Addition, and lying on the southeast line of the Reservation for State Highway 190 as shown on said Rosemeade Addition, the second corrected plat;

THENCE North 32 deg. 35 min. 48 sec. East along said southeast line, a distance of 430.00 feet to a angle point;

THENCE North 51 deg. 10 min. 48 sec. East and continuing along said southeast line, a distance of 565.08 feet to a point for corner;

THENCE North 62 deg. 31 min. 55 sec. West, leaving said southeast line, a distance of 793.61 feet to the northwest line of said Reservation for State Highway 190;

THENCE South 27 deg. 28 min. 05 sec. West along said northwest line, a distance of 635.87 feet to the most northerly corner of a tract of land conveyed to the City of Dallas by deed dated August 29, 1985, and recorded in Volume 1709, Page 191 of the Denton County Deed Records, Denton County, Texas;

THENCE South 62 deg. 31 min. 55 sec. East, leaving said northwest line, and along the northeast line of said City of Dallas tract, a distance of 150.00 feet to a point for corner;

THENCE South 27 deg. 28 min. 05 sec. West along the southeast line of said City of Dallas tract, a distance of 275.86 feet to a point for corner;

THENCE South 57 deg. 24 min. 12 sec. East along the northeast line of said City of Dallas tract, a distance of 379.45 feet to the POINT OF BEGINNING and containing approximately 533,263 square feet of land or 12.242 acres, more or less.

EXHIBIT "A"
GENERAL WARRANTY DEED
BLOCK SHIM DEVELOPMENT COMPANY TO CITY OF DALLAS
Part of Block 8750, Rosemeade Addition (Tract A, SH 190 ROW)
Solo Page

EXHIBIT B

GENERAL WARRANTY DEED

BLOCK SHIM DEVELOPMENT COMPANY

TO

CITY OF DALLAS

PART OF BLOCK 8750,
ROSEMEADE ADDITION
(TRACT A, SH 190 ROW)

Title Matters

The property is conveyed and accepted subject to the following matters, but only to the extent that they are in effect and affect the property:

- A. ad valorem taxes for 1987 from the effective date of this deed, and for subsequent years not yet due and payable;
- B. restrictive covenants recorded at volume 1122, page 230, Real Property Records, Denton County, Texas;
- C. Water and Sanitary Sewer Covenant by Block Shim Development Company dated May 12, 1983, recorded at volume 1224, page 142, Real Property Records, Denton County, Texas; satisfied as to subparagraphs 1(a) and 1(b) as evidenced by instrument dated 8/29/85, filed 8/29/85, and recorded at volume 1709, page 188, Real Property Records, Denton County, Texas; and
- D. all utility, sewer, drainage and floodway easements on the property as shown on the plat recorded in Cabinet C, Slots 294 and 295, Plat Records, Denton County, Texas.

13607

FILED FOR RECORD

87 MAR -6 PM 2:41

CLERK OF DISTRICT COURT
DENTON COUNTY, TEXAS
BY *[Signature]* DEPUTY

FILED

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COUNTY CLERK, Denton County Texas

[Signature]



MAR 10 1987

STATE OF TEXAS
COUNTY OF DENTON
COUNTY CLERK, Denton County, Texas
I hereby certify that this instrument was filed on the
date and time shown hereon by me and was duly re-
corded in the volume and page of the named records
of the County, Texas as stamped hereon by me.

