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DEED RESTRICTIONS

CITY SECRETARY
DALLAS, TEXAS
THE STATE OF TEXAS
COUNTY OF COLLIN

I
I
I

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Bobbie Nell McKamy, is the owner of the following described property situated in Collin County, Texas, being in particular a tract of land out of the Coleman White Survey, Abstract No. 1085, the M.A. Jackson Survey, Abstract No. 487 and the A.Y. Bone Survey, Abstract No. 83, Collin County, Texas, and being part of the City of Dallas Block Nos. 8739, 8732 and 8733, which property was conveyed by RepublicBank Dallas, N.A., as Trustee to Bobbie Nell McKamy on January 23, 1987, and is recorded in the Deed Records of Collin County, Texas, in Volume 2549, Page 156, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

That the undersigned, Bobbie Nell McKamy, does hereby impress all of the described property with the following restrictions, to-wit:

No permits to fill in a Flood Plain shall be issued on any portion of the herein described property.

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.

TRACT I
2867-207/8178-N

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 to 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 30 day of October, 1987.

By: Bobbie Nell McKamy
Bobbie Nell McKamy

Approved as to form:
ANALESLIE M. MOY, City Attorney

By: Martha Goodfriend
Assistant City Attorney

THE STATE OF TEXAS

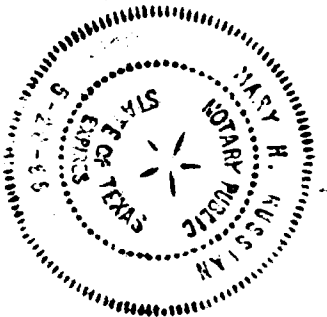
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Bobbie Nell McKamy, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on this 30 day of October, 1987.

Mary H. Hussian
Notary Public, State of Texas

May 29, 1988
My commission expires:



BEING a tract of land in the COLEMAN WHITE SURVEY, Abstract No. 1085, the M. A. JACKSON SURVEY, Abstract No. 487, and the A. Y. BONE SURVEY, Abstract No. 83, Collin County, Texas, and same being part of the City of Dallas Block Nos. 8739, 8732 and 8733, and being more particularly described as follows:

COMMENCING at an iron rod in the east line of said Bays Survey, same iron rod also being in the north line of a 15.00 foot alley in the City of Dallas Block No. 8/8733, in the Bent Tree North No. 2 Addition, an addition to the City of Dallas; THENCE North 00 deg 06 min 03 sec West, along the east line of said Bays Survey, same being the west line of the Bone Survey, 1374.50 feet along a fence to a point; THENCE South 88 deg 12 min 45 sec West, 15.00 feet to a point; THENCE North 01 deg 02 min 58 sec West, 11.37 feet to a point; THENCE North 01 deg 02 min 58 sec West, 329.92 feet to a point; THENCE North 89 deg 20 min 10 sec East, 16.07 feet to a point in the east line of said Bays Survey, same being the west line of the Coleman White Survey; THENCE North 00 deg 18 min 36 sec West along the east line of said Bays Survey, same being the west line of the Coleman White Survey, and along a fence, 1285.26 feet to a fence corner; THENCE North 89 deg 07 min 50 sec East partly along a fence, 2001.89 feet to the POINT OF BEGINNING, said point being in the centerline of Haverwood Lane (60 foot R.O.W.);

THENCE leaving the centerline of Haverwood Lane, continuing North 89 deg 07 min 50 sec East along a fence, 639.17 feet to an iron rod for corner in the west line of said M. A. Jackson Survey; THENCE North 00 deg 52 min 10 sec West, along the west line of said Jackson Survey, 35.84 feet to an iron pipe for corner in the south line of the S. Young Survey; THENCE South 89 deg 17 min 50 sec East, along the south line of said Young Survey, same being the north line of said Jackson Survey, 785.24 feet to a point for corner in the centerline of White Rock Creek; THENCE Southerly, with the meanders of the centerline of White Rock Creek as follows:

South 02 deg 36 min 13 sec East, 98.36 feet;
 South 29 deg 46 min 58 sec West, 514.63 feet;
 South 04 deg 31 min 46 sec West, 124.60 feet;
 South 27 deg 54 min 45 sec West, 302.13 feet;
 South 32 deg 18 min 52 sec East, 360.21 feet;
 South 18 deg 50 min 10 sec East, 169.52 feet;
 South 06 deg 30 min 23 sec East, 68.60 feet;
 South 23 deg 37 min 37 sec East, 403.27 feet;
 South 03 deg 15 min 09 sec East, 11.55 feet;

THENCE South 87 deg 20 min 43 sec West, 107.35 feet to the beginning of a curve to the right, having a central angle of 12 deg 15 min 34 sec, a radius of 825.00 feet and a tangent length of 88.60 feet; THENCE along said curve to the right, a distance of 176.52 feet to an iron rod for corner; THENCE South 11 deg 25 min 50 sec West, 30.04 feet to an iron rod for corner; THENCE North 78 deg 04 min 57 sec West, 57.98 feet to an iron rod for corner and the beginning of a curve to the left having a central angle of 16 deg 08 min 46 sec, a radius of 50.00 feet and a tangent length of 7.09 feet (radial bearing at this point is South 27 deg 01 min 57 sec West); THENCE along said curve to the left, a distance of 14.09 feet to an iron rod for corner; THENCE North 79 deg 06 min 49 sec West, 82.05 feet to an iron rod for corner; THENCE North 44 deg 39 min 59 sec West, 48.83 feet to an iron rod for corner; THENCE North 57 deg 25 min 38 sec West, 44.40 feet to an iron rod for corner; THENCE North 80 deg 20 min 29 sec West, 94.46 feet to an iron rod for corner; THENCE North 84 deg 47 min 07 sec West, 55.76 feet to an iron rod for corner; THENCE North 62 deg 42 min 48 sec West, 50.18 feet to an iron rod for corner; THENCE North 67 deg 55 min 00 sec West, 26.69 feet to an iron rod for corner; THENCE South 04 deg 50 min 18 sec East, along the old east line of Frankford Road, 4.49 feet to an iron rod for corner in the new northerly line of Frankford Road (100 foot R.O.W.), and the beginning of a curve to the left, having a central angle of 31 deg 48 min 30 sec, a radius of 1005.00 feet and a tangent length of 286.36 feet (radial bearing at this point is South 30 deg 52 min 08 sec West); THENCE along said curve to the left and the northerly line of Frankford Road (100 foot R.O.W.), a distance of 557.94 feet to an iron rod for corner; THENCE South 89 deg 03 min 38 sec West, along the north line of Frankford Road, 22.30 feet to an iron rod for corner; THENCE North 00 deg 56 min 22 sec West, 30.00 feet to an iron rod for corner; THENCE South 89 deg 03 min 38 sec West, 50.00 feet to an iron rod for corner; THENCE South 00 deg 56 min 22 sec East, 30.00 feet to an iron rod for corner to a point for corner in the north line of Frankford Road; THENCE South 89 deg 03 min 38 sec West, along the north line of Frankford Road, 388.75 feet to a point for corner; THENCE North 00 deg 56 min 22 sec West, leaving the north line of Frankford Road, 150.00 feet to a point for corner, said point being the beginning of a tangent curve to the right having a central

angle of 37 deg 24 min 54 sec, a radius of 600.00 feet and a tangent of 203.18 feet;
 THENCE along said curve to the right, a distance of 391.81 feet to a point for corner, said point being the point of reverse curvature and the beginning of a tangent curve to the left having a central angle of 51 deg 34 min 29 sec, a radius of 600.00 feet and a tangent of 289.89 feet;
 THENCE along said curve to the left, a distance of 540.09 feet to a point for corner, said point being the point of reverse curvature and the beginning of a tangent curve to the right having a central angle of 39 deg 10 min 32 sec, a radius of 600.00 feet and a tangent of 213.51 feet;
 THENCE along said curve to the right, a distance of 410.25 feet to a point for corner, said point being the point of reverse curvature and the beginning of a tangent curve to the left having a central angle of 14 deg 28 min 13 sec, a radius of 550.00 feet and a tangent of 69.82 feet;
 THENCE along said curve to the left, a distance of 138.90 feet to the POINT OF BEGINNING, and containing 53.0880 acres of land.

CERTIFIED CORRECT THIS 21ST DAY OF JULY, 1987.



B. L. NELSON, Registered Public Surveyor #2175

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE,
 RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
 BECAUSE OF COLOR OR RACE IS INVALID AND UNEN-
 FORCEABLE UNDER FEDERAL LAW.