

RECEIVED

1987 DEC -3 AM 10:53

75139

CITY SECRETARY
DALLAS TEXAS

DEED RESTRICTIONS

THE STATE OF TEXAS I
 I
COUNTY OF COLLIN 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 and the A.Y. Bone Survey, Abstract No. 83 and also partly in the McJimp Bays Survey, Abstract No. 65, Collin County, Texas, and being part of the City of Dallas Block No. 8738, 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:

There shall be no buildings constructed or occupied with a height of more than thirty-six feet (36 ft.) on 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.

ZB67-207/8179-N
TRACT IV

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 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 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 5TH day of Nov, 1987.

Approved as to form:
ANALESIE MUNCY, City Attorney

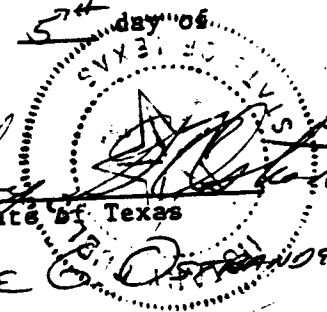
By Martha Goodfriend
Assistant City Attorney

By: Bobbie Nell McKamy
Bobbie Nell McKamy

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 5th day of Nov, 1987.


Notary Public, State of Texas
GEORGE C. OSTERANDER

4-20-88
My commission expires:

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

BEING a tract of land in the COLEMAN WHITE SURVEY, Abstract No. 1085, and the A. Y. BONE SURVEY, Abstract No. 83, and also partly in the McJIMP BAYS SURVEY, Abstract No. 65, Collin County, Texas, and same being part of the City of Dallas Block No. 8738, 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 the POINT OF BEGINNING of the herein described tract of land;

THENCE North 01 deg 02 min 58 sec West, 329.92 feet to a point;

THENCE North 89 deg 20 min 10 sec East, at 16.07 feet passing the east line of said Bays Survey, same being the west line of the Coleman White Survey, in all a total distance of 216.07 feet to a point for corner;

THENCE South 00 deg 18 min 36 sec East, 40.00 feet to a point for corner;

THENCE South 45 deg 18 min 36 sec East, 48.41 feet to a point for corner;

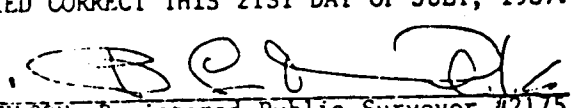
THENCE North 89 deg 03 min 38 sec East, 303.24 feet to a point for corner;

THENCE South 00 deg 18 min 36 sec East, 200.00 feet to a point for corner, said point being in the new northerly line of Frankford Road (100 foot R.O.W.);

THENCE South 89 deg 03 min 38 sec West, along the north line of Frankford Road, 224.06 feet to an iron rod for corner and the beginning of a curve to the left having a central angle of 18 deg 55 min 06 sec, a radius of 1005.00 feet and a tangent length of 167.44 feet;

THENCE along the north line of Frankford Road and said curve to the left, a distance of 331.84 feet to the POINT OF BEGINNING, and containing 3.0503 acres of land.

CERTIFIED CORRECT THIS 21ST DAY OF JULY, 1987.


B. L. NELSON, Registered Public Surveyor #2175
5999 Summerside Drive, Suite 202
Dallas, Texas 75252 (214) 380-2605

