

BLK 7004

DEED RESTRICTIONS

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11.00 DEED
1 06/11/84

THE STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Addison Machinery Company, Inc. was the owner of 26.08 acres of land out of the John Witt Survey, Abstract No. 1584, City of Dallas, Dallas County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes (hereinafter referred to as "Original Property") and did impress upon said property certain Deed Restrictions recorded in Volume 74053, Page 876, of the Deed Records of Dallas County, Texas (hereinafter referred to as "Addison Machinery Restrictions");

WHEREAS, Universal Resources Corporation is the owner of 2.3450 acres of land out of the Original Property, being more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes (hereinafter referred to as the "Universal Resources Tract");

WHEREAS, the City of Dallas was a party to the Addison Machinery Restrictions;

NOW, THEREFORE, for the purposes of amending the Addison Machinery Restrictions, Universal Resources Corporation does hereby revoke the Addison Machinery Restrictions on the Universal Resources Tract and replaces same with the following deed restrictions, to-wit:

1. The undersigned, its successors and/or assigns do hereby agree that no structure on the Universal Resources Tract shall exceed two hundred twenty-five (225) feet in height; and
2. The undersigned, its successors and/or assigns, do hereby agree that no more than 310,000 square feet of floor area, excluding parking structures, shall be developed on the Universal Resources Tract.

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 14th day of May, 1984.

UNIVERSAL RESOURCES CORPORATION

By: Joe Coffman
Its: Senior Vice President

THE STATE OF TEXAS |
 |
COUNTY OF DALLAS |

BEFORE ME, the undersigned authority, on this day personally appeared Joe Coffman, Senior Vice President of UNIVERSAL RESOURCES CORPORATION, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said UNIVERSAL RESOURCES CORPORATION, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

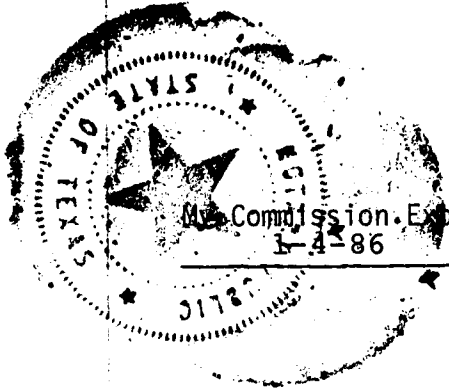
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of May, 1984.

Kristin L. Bourassa

Notary Public In and For
The State of Texas

Kristin L. Bourassa

(Print Name of Notary Public Here)



My Commission Expires:
1-4-86

Approved as to form:
ANAESLIE MUNCY, City Attorney

By *Ana Leslie Muncy*
Assistant City Attorney

EXHIBIT "A"

BEING all that certain lot, tract, or parcel of land situated in the JOHN WITT SURVEY, ABSTRACT NO. 1584, Dallas County, Texas, and being in the City of Dallas, Block No. 7004, and being part of a 62.95 acre tract of land as described in partition Deed "Estate of Florence Barton to Theresa Davidson White, et al", as set aside to George A. Keller, and being more particularly described as follows:

BEGINNING at the point of intersection of the North line of said Keller tract with the West line of Noell Road, said beginning point being 1160.5 feet North $5^{\circ}33'30''$ West and 25.08 feet South $89^{\circ}51'$ West from the point of intersection of the centerline of Noell Road with the South line of said WITT SURVEY;

THENCE South $5^{\circ}33'30''$ East with the West line of Noell Road, a distance of 765.04 feet, to a point for corner in the North line of Teddy Street;

THENCE South $89^{\circ}18'30''$ West with the North line of Teddy Street, a distance of 580.8 feet to a point for corner;

THENCE South $5^{\circ}33'30''$ East, a distance of 200.72 feet to a point for corner in the North line of a 15 foot alley, as dedicated by plat of WALTER H. TURNER SUBDIVISION, SECOND INSTALLMENT, an Addition to the City of Dallas, Texas, according to the map thereof recorded in Volume 232 at page 1249 of the Map Records of Dallas County, Texas;

THENCE South $89^{\circ}18'30''$ West with the North line of said 15 foot alley, passing the Northwest corner of said alley at 529.41 feet and continuing in all a distance of 828.30 feet to a point for corner;

THENCE North $0^{\circ}10'30''$ West, a distance of 974.79 feet to a point for corner in the North line of said Keller tract;

THENCE North $89^{\circ}51'$ East along the North line of said Keller tract, a distance of 1318.44 feet to the PLACE OF BEGINNING and containing 1,204,414.0 square feet or 27.6495 acres of land, less 68,330.6 square feet or 1.5686 acres of land in Teddy Street and the East 30 feet of proposed Noell Road relocation, leaving 1,136,083.4 square feet or 26.0809 acres of land net.

EXHIBIT "B"

A TRACT of land situated in the John Witt Survey, Abstract No. 1584, City of Dallas, Dallas County, Texas, being a part of Lot 2, Block 4/7004 of the U.R.C. Addition as recorded in Volume 81198, Page 1098 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ " iron pipe being located in the West Right-of-Way line of Montfort Drive (a 74' R.O.W.) and said point also being the northeast corner of the said U.R.C. Addition;

THENCE South 05 deg. 27 min. 00 sec. East continuing along the said right-of-way of Montfort Drive a distance of 200.19 feet to a point for corner;

THENCE South 82 deg. 32 min. 08 sec. West a distance of 167.15 feet to a point for corner;

THENCE South 89 deg. 22 min. 00 sec. West a distance of 223.82 feet to a point for corner;

THENCE North 45 deg. 04 min. 19 sec. West a distance of 168.55 feet to a $\frac{1}{2}$ " iron pipe for corner;

THENCE North 00 deg. 11 min. 00 sec. West a distance of 104.01 feet to an "x" in concrete for corner;

THENCE North 89 deg. 57 min. 00 sec. East a distance of 490.20 feet to the POINT OF BEGINNING and containing 102,150 sq. ft. or 2.3450 acres of land.

84114 5255

FILED
Earl Burck
COUNTY CLERK
DALLAS COUNTY

'84 JUN 8 PM 1:21

RECEIVED


84 JUN 21 AM 11:31

CITY SECRETARY
DALLAS, TEXAS

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

JUN 11 1984

Earl Burck
COUNTY CLERK, Dallas County, Texas



No. 84-1889
Return to City Secretary
City Hall
Dallas, Texas 75201