

Memorandum



CITY OF DALLAS

DATE January 25, 1974
TO Emile Raabe
Housing & Urban Rehabilitation
SUBJECT Deed Restrictions

The enclosed deed restrictions are from two different zoning cases. The areas outlined in color on the maps are the areas involved. Z73-143/3043-A was a change from MF-2 to O-2 on Tract I and from R-16 to TH-2 on Tract II.

Z73-236/963-A also includes two Tracts as indicated on the enclosed map.

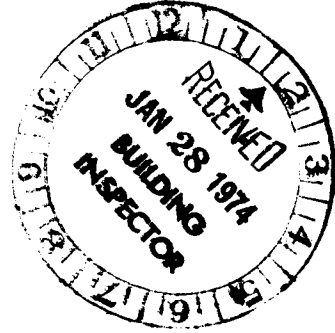
Larry W. Abrigg
Urban Planner

LWA:rr

Attachments

2/1/80 -
copy ALL TO John Pratt
Per telegram

2-1-80



7004

DEED RESTRICTIONS

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Addison Machinery Company, Inc. ("Owner") owns 26.08 acres of land described in Exhibit "A" and desires to restrict vertical construction on the Subject Property (herein defined as said 26.08 acre tract save and except the hereinafter described eight (8) acres) in accordance herewith.

NOW, THEREFORE, Owner declares:

- (1) Vertical construction of office buildings on the Subject Property shall be limited to two office floors plus one parking floor plus additional space (height) for architectural features but in no event shall such vertical construction exceed fifty (50) feet in height.
- (2) If said 26.08 acre tract is subdivided in any manner whereby such tract becomes owned by two or more persons, any deed of conveyance shall contain such provisions as are necessary to maintain the 8 to 18.08 ratio of non-restricted to restricted property set forth herein.
- (3) Restrictions set forth herein shall not apply to that eight (8) acres of said 26.08 acre tract under non-restricted office buildings.
- (4) The restrictions set forth herein shall run with the land in accordance herewith. Where reference is made to vertical construction on the Subject Property compliance with these restrictions shall be determined with respect to office floors above ground level of the Subject Property. Owner shall have the power to designate said non-restricted eight (8) acres which power shall be assignable in whole or in part by recordable written instruments.
- (5) These restrictions have been placed upon the Subject Property by Owner to assure adjoining landowners that the Subject Property will in all respects be developed in accordance with these restrictions. It is further covenanted and restricted that these Deed Restrictions shall remain in full force and effect for only a period of twenty-five (25) years from the time of their recording in the Deed Records of Dallas County, Texas at which time these Deed Restrictions shall immediately terminate; provided, however, these Deed Restrictions may, at any time, be removed from the Subject Property (or any part thereof) by formal action by the governing body of the City of Dallas, Texas.

EXECUTED this 7 day of January, 1974.

ADDISON MACHINERY COMPANY, INC.
("Owner")

By: Grover H. Hope
Grover H. Hope, President

ATTEST:
[Signature]
Secretary

Approved 1-7-74
John C. Kimbrough

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Grover H. Hope, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7 day of January, 1973.

Mary Gray
Notary Public in and for
Dallas County, Texas

My commission expires
June 1, 1975

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 282 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.