

DEED RESTRICTIONS

STATE OF TEXAS )  
                  )  
COUNTY OF DALLAS )

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, GREAT SOUTHWEST HOMES, INC., is the owner of the following described property situated in Dallas County, Texas, being a particular tract of land out of the John Witt Survey, Abstract No. 1584, City Block 7008, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

Being a tract of land situated in the John Witt Survey, Abstract No. 1584, City Block 7008, City of Dallas, Dallas County, Texas;

BEGINNING at a point in the west line of Montfort Drive (a 50 ft. R.O.W.), said point being the northeast corner of a 22.4 acre tract conveyed to Christian Chapel C.M.E. Church of White Rock by Will recorded in Volume 459, Page 49 of the Probate Court Probate Minutes, said point also being 461.83 feet north of the intersection of the west line of Montfort Drive and the north line of Spring Valley Road; ~~Plane divided = 80~~

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THENCE S. 89° 53' 00" W, along the north line of said Church Tract, 1158.43 feet to a point for corner;

THENCE N. 00° 13' 00" W, for a distance of 422.28 feet to an iron rod set for a corner;

THENCE N. 89° 51' 00" E, 1119.56 feet to a point in the west line of Montfort Drive;

THENCE S 5° 28' 00" E, with the west line of Montfort Drive, 424.77 feet to the PLACE OF BEGINNING and containing 481,338 square feet or 11.05 acres of land, more or less.

The undersigned, GREAT SOUTHWEST HOMES, INC., does hereby impress all of the above described property with the following deed restriction, to-wit:

- 1. That not more than fifteen (15) multiple-family dwelling units per gross acre, for a total of 165 multiple-family dwelling units, shall be constructed on the above described 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.

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city plan.  
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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 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 the 26 day of November, 1980.

GREAT SOUTHWEST HOMES, INC.

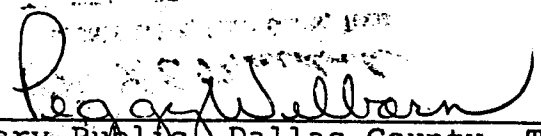
  
By Lawson Ridgeway, President

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STATE OF TEXAS )  
                  ) COLLIN  
COUNTY OF ~~DALLAS~~ )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LAWSON RIDGEWAY, President of GREAT SOUTHWEST HOMES, INC., 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 GREAT SOUTHWEST HOMES, INC., 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 the 26 day of November, 1980.

  
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Notary Public, Dallas County, Texas

My Commission expires:

9-10-81

Approved as to form:

LEE E. HOLT, City Attorney

By   
Assistant City Attorney

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STATE OF TEXAS  
 COUNTY OF DALLAS  
 I hereby certify that this instrument was  
 read on the date and this instrument was  
 by me and was duly recorded in the public  
 and page of the record books of Dallas  
 County, Texas as shown herein by me.

FEB 16 1981

*F. E. Marshall*

COUNTY CLERK, DALLAS COUNTY, TEXAS



*Peterson G.*  
 CITY SECRETARY,  
 CITY HALL  
 DALLAS, TEXAS 75201