

Z 923-242

DEED RESTRICTIONS

948-4374

THE STATE OF TEXAS)
COUNTY OF DALLAS)

KNOW ALL MEN BY THESE PRESENTS: 15.00 DEE
5521 1 09/23/72

That the undersigned, Versailles Dallas, Inc., a Texas corporation, and Preston Oaks on the Creek Joint Venture III, a Texas joint venture comprised of Sullivan Properties, Inc., a Texas corporation; FFW, Inc., a Texas corporation and 18 West Avenue A, Inc., a Texas corporation, are the owners of the following described property situated in Dallas County, Texas, being in particular a tract of land out of City Blocks A 8173 and 8165, City of Dallas, Dallas County, Texas, and being more particularly described in Exhibit A, which is attached hereto and made a part hereof.

That the undersigned, Versailles Dallas, Inc., a Texas corporation, and Preston Oaks on the Creek Joint Venture III, a Texas joint venture comprised of Sullivan Properties, Inc., a Texas corporation; FFW, Inc., a Texas corporation and 18 West Avenue A, Inc., a Texas corporation, as the owners of the following described property situated in Dallas County, Texas, do hereby impress all of the property described in Exhibit A with the following deed restrictions, to wit;

The undersigned, its agents and/or assigns do hereby agree to limit the development of said tract to the construction of no more than 630 dwelling units, as defined in the Dallas Development Code.

WILLIAM H. ...
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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

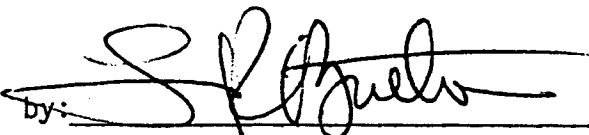
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acceptance of title to any of the above described property shall
thereby agree and covenant to abide by and fully perform the
foregoing restrictions and covenants.


EXECUTED this the 1st day of SEPT., 1983.

Versailles Dallas, Inc.

by: 

Larry R. Button, President

Preston Oaks on the Creek
Joint Venture III

by: 

Sullivan Properties, Inc., the
Managing Joint Venturer,
John R. Sullivan, President

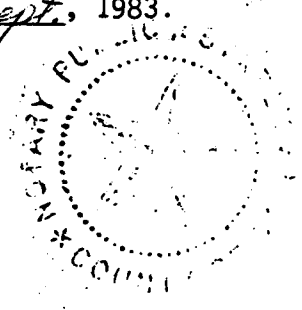
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THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Larry R. Button, the President of Versailles Dallas, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of Sept., 1983.



[Signature]
Notary Public in and for the
STATE OF TEXAS

My commission expires:

10/13/85

83190 4179

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared John R. Sullivan, President of Sullivan Properties, Inc., a Texas corporation, and the managing joint venturer in Preston Oaks on the Creek Joint Venture III, a Texas joint venture, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said joint venture.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of Sept, 1983.

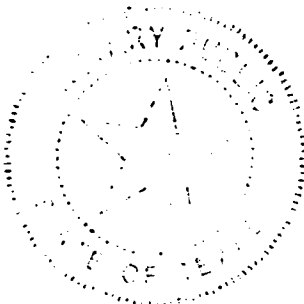
Carolyn Therina

Notary Public in and for the
STATE OF TEXAS

CAROLYN THERINA, Notary Public
State of Texas

My commission expires;

9-29-84



Approved as to form:
ANALESIE MUNCY, City Attorney

By *Mark J. K...*
Assistant City Attorney

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PROPERTY DESCRIPTION

BEING a tract of land situated in the Allen Bledsoe Survey, Abstract No. 157 and the Thomas Garvin Survey, Abstract No. 524, City Block No. 8173, City Block No. 8165 and City Block No. 8164, City of Dallas, Dallas County, Texas, and being part of that certain property conveyed to Jack F. Hyman and Lewis M. Dabney by Joseph D. Rogers, et ux by deed dated October 20, 1934, and recorded in Volume 1868, Page 302, Deed Records of Dallas County, Texas, and also being a portion of the Third Replat of Preston Oaks on the Creek, an addition to the City of Dallas, Texas, as recorded in Volume 80192, Page 0992, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the West line of Preston Road - S.H. 289 (a 100' R.O.W. at this point), with the North line of Preston Oaks Road (a 74' R.O.W. at this point), thence N 00°26'05" W along said West line of Preston Road a distance of 671.22 feet to an angle point;

THENCE N 05°54'20" W a distance of 30.81 feet to the POINT OF BEGINNING;

THENCE S 86°05'10" W departing said West line of Preston Road a distance of 456.15 feet to a point for corner;

THENCE S 26°30'00" W a distance of 320.00 feet to a point for corner; ✓

THENCE S 72°49'17" W a distance of 136.03 feet to a point for corner; ✓

THENCE S 48°50'00" W a distance of 155.00 feet to a point for corner; ✓

THENCE S 07°40'00" W a distance of 106.00 feet to a point for corner; ✓

THENCE S 51°20'00" W a distance of 172.00 feet to a point for corner, ✓

THENCE S 00°45'00" W a distance of 21.50 feet to a point for corner, said point being situated in the North line of Preston Oaks Road;

THENCE N 89°15'00" W along said North line of Preston Oaks Road a distance of 35.00 feet to a point for corner;

THENCE N 13°33'37" E departing said North line of Preston Oaks Road a distance of 750.43 feet to a point for corner;

THENCE N 80°01'55" W a distance of 299.94 feet to a point for corner; ✓

THENCE N 64°59'34" W a distance of 47.06 feet to a point for corner;

THENCE S 04°41'30" W a distance of 119.92 feet to a point for corner;

THENCE N 82°11'30" W a distance of 17.00 feet to a point for corner;

THENCE N 05°10'18" E a distance of 418.36 feet to a point for corner;

THENCE S 85°26'30" E a distance of 5.10 feet to a point for corner;

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PROPERTY DESCRIPTION (Continued)

THENCE N 02°06'06" E a distance of 196.30 feet to a point for corner;
THENCE N 82°24'02" W a distance of 216.87 feet to a point for corner;
THENCE N 06°17'30" E a distance of 62.99 feet to a point for corner;
THENCE N 85°08'40" W a distance of 64.40 feet to a point for corner;
THENCE N 04°22'10" E a distance of 219.87 feet to a point for corner;
THENCE N 53°49'11" W a distance of 31.98 feet to a point for corner; ✓
THENCE S 84°54'29" W a distance of 448.08 feet to a point for corner; ✓
THENCE N 06°47'58" W a distance of 113.86 feet to a point for corner; ✓
THENCE N 68°31'12" E a distance of 120.20 feet to a point for corner; ✓
THENCE N 00°18'33" W a distance of 189.54 feet to a point for corner; ✓
THENCE S 46°48'24" E a distance of 152.80 feet to a point for corner; ✓
THENCE N 68°32'36" E a distance of 212.00 feet to a point for corner; ✓
THENCE S 81°04'54" E a distance of 335.20 feet to a point for corner; ✓
THENCE S 45°21'54" E a distance of 147.50 feet to a point for corner; ✓
THENCE S 00°09'54" E a distance of 178.00 feet to a point for corner; ✓
THENCE S 82°16'15" E a distance of 326.01 feet to a point for corner; ✓
THENCE S 81°29'09" E a distance of 593.45 feet to a point for corner; ✓
THENCE S 25°04'28" W a distance of 12.39 feet to a point for corner; ✓
THENCE S 07°43'48" W a distance of 317.35 feet to a point for corner; ✓
THENCE S 73°42'03" E a distance of 156.60 feet to a point for corner;
THENCE S 05°54'20" E a distance of 385.00 feet to a POINT OF BEGINNING and containing
30.82 acres of land, more or less.

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