

DEED RECORD

DEED RESTRICTIONS

THE STATE OF TEXAS    X  
COUNTY OF DALLAS     X

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Marion and Florence Butts; Louis G. Reece, III, Trustee, Jeffie and Patricia Hervey; Ruby Hervey; William R. Toles are the owners of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the John Witt Survey, Abstract No. 1584, City Block 1/7012, City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to Jeffie & Patricia Hervey by Lockie Miller by deed dated August 5, 1963, and recorded in Volume 131, Page 1398 in the Deed Records, Dallas County, Texas; and to Marion Butts and Florence Butts, Testamentary Trustees for Audrey Thomas, under the Will of George A. Keller, Deceased, which said George A. Keller took title by Warranty Deed from Edward A. Belsterling, Independent Executor of the Estate of Florence Barton, dated March 5, 1941, recorded in Volume 2270, Page 582, Deed Records, Dallas County, Texas; and to Louis G. Reese by Warranty Deed dated October 29, 1981 from Oliver Killer, filed on August 30, 1981 in Volume 81213, Page 1583, Deed Records, Dallas County, Texas; and to William Robertson Toles and wife, Mary Ann Toles, by Warranty Deed from George A. Keller, dated February 24, 1969, filed February 25, 1969, recorded in Volume 69039, Page 1664, Deed Records, Dallas County, Texas; and to Ruby Hervey under the Will of George A. Keller, Deceased, which said George A. Keller took title by Warranty Deed from Edward A. Belsterling as above described, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BEING A PART OF THESE RESTRICTIONS.

That the undersigned, Its successors and/or assigns do hereby agree to impress all of the following described property with the following deed restrictions, to-wit:

limit the height of any structure to 38 feet and to limit the floor area ratio to 1:1.

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 insure 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 without the Certificate of Occupancy necessary for the lawful use of the property until such

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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 2nd day of August, 1982.

Tommy G. Brown III, Trustee

Marion Butts

Florence Butts

Jeppie Hervey

Patricia Hervey

Ruby Hervey

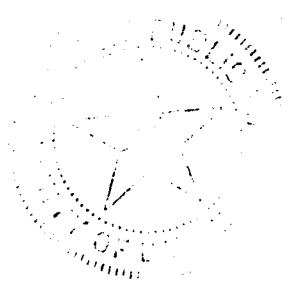
Mary G. Fales

William R. Fales

THE STATE OF TEXAS    X  
COUNTY OF DALLAS    X

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Marion & Florence Butts 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 2nd day of August, 1982.



[Signature]  
NOTARY PUBLIC in and for  
DALLAS COUNTY, TEXAS

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[Signature] City Attorney  
Benny R. Knight Attorney

THE STATE OF TEXAS    X  
COUNTY OF DALLAS     X

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Patricia's Jeffrey Hervey 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 2nd day of August, 1982.

Patricia  
NOTARY PUBLIC in and for  
DALLAS COUNTY, TEXAS

THE STATE OF TEXAS    X  
COUNTY OF DALLAS     X

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Ruby Hervey 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 2nd day of August, 1982.

Patricia  
NOTARY PUBLIC in and for  
DALLAS COUNTY, TEXAS

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THE STATE OF TEXAS    I  
COUNTY OF DALLAS       I

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared William & Mary Telen 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 21<sup>st</sup> day of August, 1982.

*B. Hudson*

NOTARY PUBLIC in and for  
DALLAS COUNTY, TEXAS

THE STATE OF TEXAS    I  
COUNTY OF DALLAS       I

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Louis G. Reese III 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 4<sup>th</sup> day of August, 1982.

*B. Robert*

NOTARY PUBLIC in and for  
DALLAS COUNTY, TEXAS  
my commission Expires 6/21/85

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LEGAL DESCRIPTION

VALLEY HAVEN LANE

RUBY HERVEY

BEING a tract of land situated in the JOHN WITT SURVEY, A-1584, Dallas County, Texas, and also being in City Block 7012, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the north ROW line of Valley Haven Lane (a 50' ROW); said point being S 87°59'29" E, 10.09 feet from the southwest corner of Lot 1, Block 7012 of the HERVEY SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 52, Page 23 of the Map Records of Dallas County, Texas;

THENCE N 05°34'00" W, with the proposed east ROW line of Montfort Drive (40' from the centerline), a distance of 479.17 feet to a point for corner;

THENCE N 89°46'17" E, a distance of 273.15 feet to a point for corner in the west line of VALLEY VIEW TRAILS ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 78145, Page 1295 of the Deed Records of Dallas County, Texas;

THENCE S 05°34'00" E, with the west line of said addition, a distance of 149.87 feet to an iron rod found for corner;

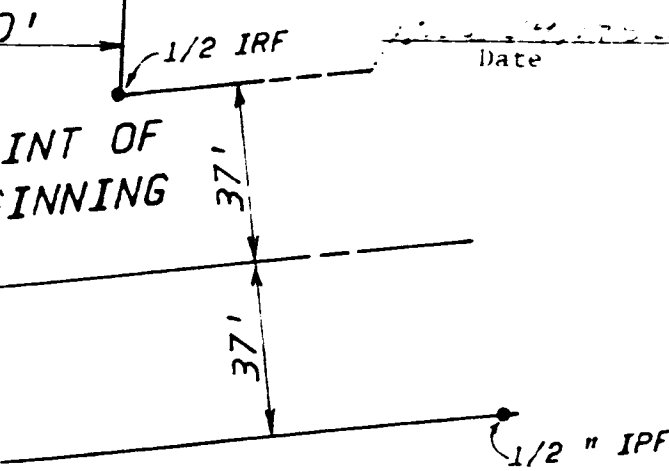
THENCE S 03°54'32" E, with said west line, a distance of 189.91 feet to an iron rod found for corner;

THENCE S 19°23'11" E, with said west line, a distance of 26.75 feet to a point for corner;

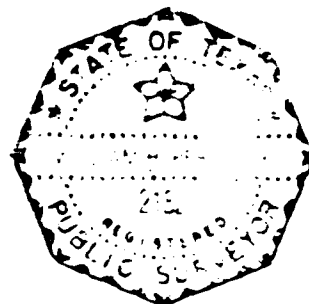
THENCE S 06°13'10" E, with said west line, a distance of 124.77 feet to a point for corner;

THENCE N 87°59'29" W, a distance of 276.72 feet to the POINT OF BEGINNING and containing 131,412.38 square feet or 3.0168 acres of land.

I, WILLIAM H. PERRY, JR., do hereby certify that the plat hereon was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were placed under my personal supervision.



*William H. Perry, Jr.*  
 William H. Perry, Jr.  
 Registered Public Surveyor No. 2182



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SURVEY PLAT

3.0168 ACRE TRACT  
 JOHN WITT SURVEY, A-1584  
 CITY BLOCK 7012  
 CITY OF DALLAS  
 DALLAS COUNTY, TEXAS