

March 1, 1976

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WHEREAS, The deed restrictions in the attached instrument have been volunteered in conjunction with a request for Office-2 zoning which was approved by the City Council, January 5, 1976, on Zoning Case #Z75-180/2029-A on property generally located at the southwest corner of Forest Lane and Dennis Road; and

WHEREAS, said deed restrictions have been approved as to form and content;

NOW THEREFORE;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the deed restrictions as set forth in the attached instrument be and are hereby accepted by the City Council of the City of Dallas, Texas, to be used in conjunction with the development of property zoned Office-2, as described in Ordinance # 15114

Section 2. That said deed restrictions shall be filed with the County Clerk of Dallas County, Texas, to be recorded in the Deed Records of Dallas County, Texas, after approval thereof by the City Attorney.

Section 3. That this resolution shall take effect from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

Approved as to form:  
N. ALEX BICKLEY, City Attorney

By *J. Stanley Knight*  
Assistant City Attorney

APPROVED BY  
CITY COUNCIL

MAR 1 1976

*Harold E. Blank*  
City Secretary

APPROVED *W. David P. [Signature]* APPROVED  
HEAD OF DEPARTMENT

CITY AUDITOR

APPROVED  
CITY MANAGER

STATE OF TEXAS )  
                  )  
COUNTY OF DALLAS )



WHEREAS, in connection with City of Dallas Case No. Z75-180/2029-A, the undersigned owner of property has offered to place certain restrictions on the use of the hereinafter described property in connection with the granting of O-2, Office Zoning, on the tract of land involved in said zoning case; now, therefore,

KNOW ALL MEN BY THESE PRESENTS:

That JOHN A. PARKS CONSTRUCTION COMPANY and JOHN A. PARKS, JR., being the owners of the following described property, being located in the City of Dallas, Dallas County, Texas, and being more fully described as follows, to-wit:

BEING Lot 5, Block 6594 of the Parks Subdivision, Section 3 as recorded in Vol. 74074, Page 1421, M.R.D.C.T., and being more particularly described as follows:

BEGINNING at an iron rod set in the west ROW line of the New Alignment of Dennis Road and the south ROW (74 foot ROW) of Forest Lane;

THENCE along a curve to the left, and along the New Dennis Road ROW, said curve having a radius of 440.00 feet, and a central angle of 25 degrees 2 minutes 25 seconds a distance of 192.30 feet to an iron rod set for a corner;

THENCE along a curve to the right, and along the New Dennis ROW, said curve having a radius of 475.52 feet and a central angle of 15 degrees 15 minutes 22 seconds a distance of 126.62 feet to an iron rod set for a corner;

THENCE S 57 degrees 02 minutes 49 seconds W 70.0 feet to an iron rod found for a corner;

THENCE S 0 degrees 02 minutes 19 seconds W 34.55 feet to an iron rod found for a corner;

THENCE N 89 degrees 57 minutes 41 seconds W 419.61 feet to an iron rod found for a corner;

THENCE N 0 degrees 02 minutes 19 seconds E 308.68 feet to an iron rod found in the south ROW of Forest Lane for a corner;

THENCE along a curve to the left, and along the south ROW of Forest Lane, said curve having a radius of 954.93 feet and a central angle of 1 degree 29 minutes 57 seconds, a distance of 24.99 feet to the point of tangent;

THENCE N 87 degrees 01 minutes 10 seconds E along the south ROW of Forest Lane a distance of 260.15 feet to the POINT OF BEGINNING, containing 2.8264 acres of land, more or less.

do hereby impress all of the above described property with the following restrictions:

1. That no building shall be constructed upon the above described property which exceeds two (2) stories, or twenty-four (24) feet in height.

Subject to the above restrictions, the said property may be used for all purposes authorized under the Zoning Ordinance of the City of Dallas for the zoning classification to be placed upon such property by the City of Dallas.

That these restrictions shall continue in full force and effect for a period of twenty-five (25) years from this date, and may not be removed, altered, modified or amended without first obtaining consent in writing from the Governing Body of the City of Dallas.

That these restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring the property within the above described area, whether by descent, device, purchase or otherwise, and any person by the 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 17 day of November, 1975.

JOHN A. PARKS CONSTRUCTION COMPANY

By

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
JOHN A. PARKS, JR.

STATE OF TEXAS )  
                  )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John A. Parks, Jr., President of JOHN A. PARKS CONSTRUCTION COMPANY, 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 JOHN A. PARKS CONSTRUCTION COMPANY, 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 17 day of November, 1975.

Mary A. Goodrich  
Notary Public in and for Dallas  
County, Texas

My Commission expires:  
June 1, 1977.

STATE OF TEXAS )  
                  )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHN A. PARKS, JR., 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 17 day of November, 1975.

Mary A. Goodrich  
Notary Public in and for Dallas  
County, Texas

My Commission expires:  
June 1, 1977.