

DEED RESTRICTIONS

RECORDED
1990 FEB 15 AM 11:00

**THE STATE OF TEXAS
COUNTY OF DALLAS**

**KNOW ALL PERSONS BY THESE PRESENTS:
DALLAS TEXAS**

A 3978 2 5.00 DEED
1 01/29/90

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That the undersigned, First Interstate Bank of Texas, N.A., by merger with Allied Bank of Dallas, is the owner of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the John Richards Survey, Abstract No. 1220, City Blocks 6616 and G/6616, City of Dallas, Dallas County, Texas, and being those same tracts of land conveyed by Northeast United Bank Corp., Inc. by deeds dated July 27, 1978 and August 2, 1978, and recorded in Volume 78149, Page 2653 in the Deed Records of Dallas County, Texas, to American National Bank of Dallas, which was acquired by Allied Bank of Dallas, and being more particularly described as follows:

Tract I

BEGINNING at an iron rod found for corner in the North line of Forest Lane (120 ft. R.O.W.), said point being the Southwest corner of Lot 1-A of Block G/6616 of the MARSH FOREST ADDITION, an Addition to the City of Dallas, as it is recorded in Volume 522 Page 2290, of the Revised Deed Records of Dallas County, Texas; THENCE North 89 degrees 26 minutes West along said North line of Forest Lane, 179.92 feet to an iron rod found for corner; THENCE leaving said North line of Forest Lane, North 00 degrees 16 minutes East, 200.0 feet to an iron rod found for corner in the South line of Forest Villa Addition No. 1, an Addition to the City of Dallas as recorded in the Deed Records of Dallas County, Texas; THENCE along said line, South 89 degrees 26 minutes 03 seconds East, 178.76 feet to an iron rod for corner in the West line of Lot 1-A; THENCE along said line South 00 degrees 03 minutes 56 seconds East 200.0 feet to the PLACE OF BEGINNING and containing 35,867 Square Feet or 0.823 Acres of Land.

Tract II

Lot No. 1-A in Block G/6616 of MARSH FOREST ADDITION, an Addition to the City of Dallas, Texas, according to the Revised Deed Records recorded in Volume 522 Page 2290. Deed Records Dallas County, Texas.

That the undersigned, First Interstate Bank of Texas, N. A., does hereby impress all of the above described property, herein after referred to as "THE PROPERTY", with the following deed restrictions, to-wit:

- (1) All retail and personal service uses, as defined in Chapter 51(A) Part II of the Dallas Development Code of the Dallas City Codes, as amended, are limited to a floor area ratio of .2:1.
- (2) All office uses, as defined in Chapter 51(A) Part II of the Dallas Development Code of the Dallas City Codes, as amended, are limited to two stories, with a maximum height of thirty feet, as measured under the provisions of Section 51A-4.408 of Chapter 51(A) Part II of the Dallas Development Code of the City Codes, as amended.
- (3) Retail and personal service uses are limited to one story with a maximum height of nineteen feet, as measured under the provisions of Section 51A-4.408 of Chapter 51(A) Part II of the Dallas Development Code of the Dallas City Codes, as amended.

(4) The owner of the property shall not request an additional median opening along Forest Lane, except for a left turn only lane for eastbound traffic along Forest Lane.

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 must 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 must be given as would be required by law for a zoning change on THE PROPERTY described herein.

These 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 or her from so doing or 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 are fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of title to any of THE PROPERTY shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this the 14th day of January, 1990.

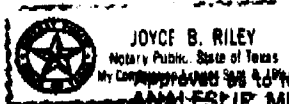
Ken Ricketson
Ken Ricketson
Vice President
First Interstate Bank of
Texas, N. A.

THE STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, the undersigned, a Notary Public in and for Harris County, Texas, on this day personally appeared Ken Ricketson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16 day of January, 19 90.



Joyce B. Riley
Notary Public in and for
Harris County, Texas
My commission expires 9-8-93

By Analescie Muncy
City Attorney

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