

(2)

DEED RESTRICTIONS

COUNCIL CHAMBER 44435
November 18, 1974

WHEREAS, The deed restrictions in the attached instrument have been volunteered in conjunction with a request for Office-2 and Flood Plain (Office-2) zoning which was approved by the City Council, October 14, 1974, on Zoning Case #Z74-207/403-A on property generally located south of L.B.J. Freeway, east of Hillcrest; and

Be It Resolved by the City Council 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 and Flood Plain (Office-2), as described in Ordinance # 14742.

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.

RESOLUTION UNANIMOUSLY ADOPTED

APPROVED BY
CITY COUNCIL
NOV 18 1974
Harold L. Shank
City Secretary

Approved as to form:
N. ALEX BIRKLEY, City Attorney
By *[Signature]*
Assistant City Attorney

APPROVED *[Signature]*
HEAD OF DEPARTMENT

APPROVED
CITY AUDITOR

APPROVED *[Signature]*
CITY MANAGER

257

DECLARATION OF RESTRICTIONS LIMITING NUMBER
OF SQUARE FEET OF CONSTRUCTION

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS)

WHEREAS, Daniel P. Robinowitz, Trustee, hereinafter called "Robinowitz", the owner of certain tracts of land comprising 15.293 acres of land, more or less, described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

WHEREAS, Robinowitz plans to cause all of said property to be developed under the General Comprehensive Zoning Ordinance of the City of Dallas under classifications now described as "Office District 1 and Office District 2", and

WHEREAS, Robinowitz shall accept said development by constructing for his own account or by selling to others for development and in order to provide for the most beneficial development of said property, in conformity with the best interest of the adjacent land, it is deemed necessary to subject the property described in Exhibit "A" to certain protective restrictions and covenants as set forth herein.

NOW, THEREFORE, Daniel P. Robinowitz, Trustee, does state and declare that said property, as more particularly described in Exhibit "A", attached hereto and incorporated herein for all purposes, shall be and the same is hereby made subject to the following restrictions, conditions and covenants hereby imposed thereon, and hereinafter referred to as "covenants", to wit:

1. The aggregate square feet of buildings permitted on the entire tract of land referred to herein shall be limited to 350,000 square feet.
2. No building shall be constructed on any portion of the subject property at a height in excess of 11 stories as defined by the General Comprehensive Zoning Ordinance of the City of Dallas.

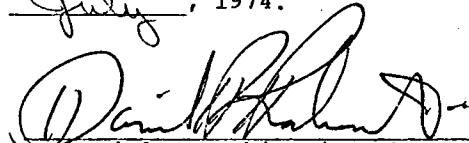


VOL: PAGE:
74227 1752

3. These restrictions shall continue in full force and effect for a period of 25 years from this date and may not be removed, altered, modified or amended, nor may such zoning be changed without first obtaining consent in writing from the governing body of the City of Dallas.

4. If Daniel P. Robinowitz, Trustee, or his heirs, guarantees, successors or assigns, violate or attempt to violate any covenants herein, the City of Dallas shall have the right and authority to enforce these restrictions.

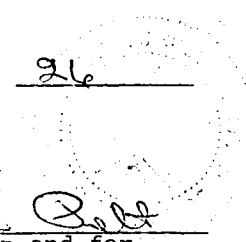
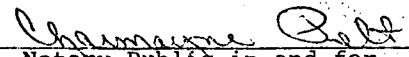
EXECUTED this 26 day of July, 1974.

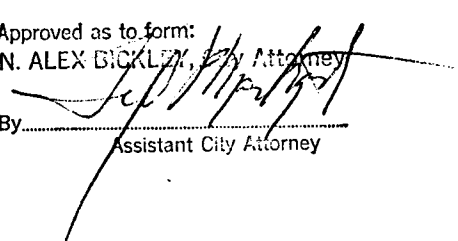

Daniel P. Robinowitz, Trustee

STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared Daniel P. Robinowitz, Trustee, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26
day of July, 1974.



Notary Public in and for
Dallas County, Texas

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

By _____
Assistant City Attorney

REVOLVING FILE
74227 1753

PROPERTY DESCRIPTION
FOR
A 15.293 ACRE TRACT IN CITY OF DALLAS
BLOCK NO. 7466
MAY 14, 1973

BEING A TRACT OF LAND OUT OF THE CITY OF DALLAS, TEXAS, BLOCK NO. 7466, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN IN THE EAST RIGHT-OF-WAY LINE OF HILLCREST ROAD, SAID IRON PIN BEING THE SOUTHWEST CORNER OF CITY OF DALLAS BLOCK A/7467 AS RECORDED IN VOLUME 71021, PAGE 2073;

THENCE WITH THE SOUTH LINE OF SAID BLOCK A/7467 S 89°0' E 1249.71 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID BLOCK A/7467, SAID POINT ALSO BEING IN THE WESTERLY LINE OF A PUBLIC USE AREA CONVEYED TO THE CITY OF DALLAS AS RECORDED IN VOLUME 71117, PAGE 0042, DALLAS COUNTY DEED RECORDS, SAID POINT ALSO BEING IN A CURVE TO THE LEFT WHOSE CENTER POINT BEARS N 72°30'29" E 600.0 FEET;

THENCE WITH SAID CURVE TO THE LEFT IN A SOUTHEASTERLY DIRECTION THRU A CENTRAL ANGLE OF 29°50'00" A DISTANCE OF 312.41 FEET TO THE END OF SAID CURVE;

THENCE S 47°19'31" E 67.0 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER POINT BEARS S 42°40'29" W A DISTANCE OF 1000.0 FEET;

THENCE WITH SAID CURVE TO THE RIGHT IN A SOUTHEASTERLY DIRECTION THRU A CENTRAL ANGLE OF 9°55'00" A DISTANCE OF 173.08 FEET TO THE END OF SAID CURVE;

THENCE S 37°24'31" E 76.75 FEET TO A POINT IN THE NORTH LINE OF CITY OF DALLAS BLOCK NO. 7465;

THENCE WITH SAID NORTH LINE OF BLOCK NO. 7465 AND THE SOUTH LINE OF CITY OF DALLAS BLOCK NO. 7466 N 89°30'09" W AT 1365.12 FEET PASS THE NORTHEAST CORNER OF CITY OF DALLAS BLOCK NO. A/7465 AND CONTINUING IN ALL 1640.12 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF HILLCREST ROAD, A 60.0 FOOT STREET;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE N 1°28' E 473.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.293 ACRES OR 666,117 SQUARE FEET OF LAND, MORE OR LESS.

Exhibit "A"

VOL. PAGE
74227 1754