

WHEREAS, The deed restrictions in the attached instrument have been volunteered in conjunction with a request for General Retail zoning which was approved by the City Council, January 6, 1975, on Zoning Case #Z74-236/2837-A on property generally located at LBJ and Spurling, Southeast corner;  
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 General Retail, as described in Ordinance # 14813.

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 FORMS

*Stanley Knight*  
N. ALEX BICKLEY, City Attorney

APPROVED BY  
CITY COUNCIL

FEB 24 1975

*Mervin D. Shank*  
City Secretary



APPROVED \_\_\_\_\_

HEAD OF DEPARTMENT

APPROVED \_\_\_\_\_

CITY AUDITOR

APPROVED \_\_\_\_\_

CITY MANAGER

STATE OF TEXAS )  
 )  
COUNTY OF DALLAS )

KNOW ALL MEN BY THESE PRESENTS:



WHEREAS, in connection with a change of zoning on the hereinafter described property, M. L. Hart, Trustee, the owner of such property, has voluntarily agreed to restrict such property so that no building may be constructed closer than sixty (60) feet to the right-of-way of said property along the L. B. Johnson Freeway, and

WHEREAS, in order to assure the City of Dallas and the abutting property owners that no building will be constructed closer than sixty (60) feet of such right-of-way, the said owner has volunteered these restrictions; now, therefore,

In consideration of these premises, M. L. HART, TRUSTEE, being the owner of the following described property in the City of Dallas, Dallas County, Texas, to-wit:

BEING all of Lot 1, in City Block 1/7407, fronting 435.6 feet on the East line of Spurling Road and 100.7 feet on the South line of the Service Road of LBJ Freeway, according to the map or plat of said lot filed for record in the Map and Plat Records of Dallas County, Texas, to which reference is here made.

do hereby impress upon said above described lot the following restrictions:

1. That no building shall be erected within sixty (60) feet of the Right-of-Way of the Service Road of the L. B. Johnson Freeway, adjacent to said property.

2. This restriction and covenant is hereby declared to be a covenant running with the land and shall be fully binding upon the said owner, and all persons, partnerships, corporations, firms, or any other entity acquiring all or any portion of the above described real property, whether by descent, devise, purchase or otherwise, and the undersigned owner, and any person, partnership, corporation, firm or any other entity, by acceptance of title to any portion or all of said real property shall thereby agree and covenant to abide by and fully perform the foregoing restriction and covenant. This covenant shall be binding for a period of twenty-five (25) years from the date hereof.

