

790345

DEED RESTRICTIONS

DEED RECORD

THE STATE OF TEXAS

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§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

4070 0 7.00 DEED
1 02/07/79

That the undersigned, PEARL J. WILEY, is the owner of, and THE ENRIQUE CORPORATION is the prospective purchaser of, the following described property hereinafter referred to as "the property", situated in Dallas County, Texas, to wit:

BEING all of that tract of land situated in Abstract No. 1144, City Block 6994, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING in the West line of Preston Road, 202.00 feet North of the North line of Preston Dells Estates;

THENCE West 1021.20 feet, and parallel to Preston Dells Estates, to a point for corner in the East line of Jamestown Road;

THENCE North 0°41'10" East, 670.05 feet along Jamestown Road, to a point for corner;

THENCE East 1016.01 feet to the West line of Preston Road, to a point for corner;

THENCE South 0°15' West, along the West line of Preston Road, 670.01 feet to the place of beginning and containing 682,495.4599 square feet, or 15.6679 acres.

The undersigned owner and purchaser do hereby impress upon all of the property the following deed restrictions, to wit:

1. The property shall contain no more than 61 platted lots.
2. Residential units shall be detached.
3. Each lot shall contain a front yard of a minimum of 20 feet.
4. On lots which abut one street, a lot may contain no side yard on one side if a side yard of a minimum of 8 feet is provided on the other side.
5. On lots which abut two streets, a lot may contain no side yard on the side which abuts another lot if a side yard of a minimum of 10 feet is provided on the side which abuts a street.
6. No building shall exceed 24 feet in height.

"Front yard", "Side yard" and "Height" shall be defined and regulated according to the terms of the Comprehensive General Zoning Ordinance of the City of Dallas.

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.

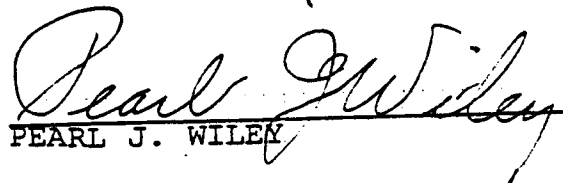
These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property.

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 inure to the benefit of the City of Dallas, and the undersigned owner and prospective purchaser do 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 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.

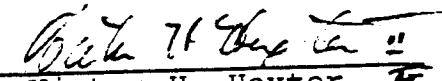
These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring all or a portion of the property, and any person by acceptance of title to all or a portion of the property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this the 23 day of January, 1979.


PEARL J. WILEY

EXECUTED this the 23 day of January, 1979.

THE ENRIQUE CORPORATION


By: Victor H. Hexter, Jr.,
President

790345

THE STATE OF TEXAS

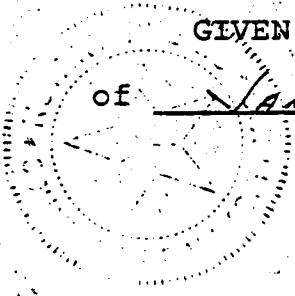
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COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23 day

of JANUARY, 1979.



José L. Ramos
Notary Public in and for
Dallas County, Texas

THE STATE OF TEXAS

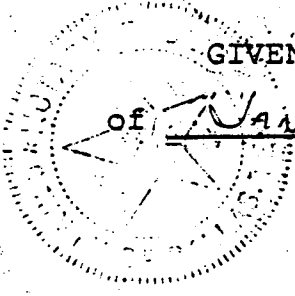
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COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared VICTOR H. HEXTER, ~~D.~~, president of THE ENRIQUE CORPORATION, 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, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23 day

of JANUARY, 1979.



José L. Ramos
Notary Public in and for
Dallas County, Texas
Jose L. RAMOS
Com. Exp. 7-25-79

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FILED
L. E. Murdoch
COUNTY CLERK
DALLAS COUNTY, TEXAS

'79 FEB 6 AM 11:08

8122 12012

COUNTY CLERK, DALLAS COUNTY, TEXAS

L. E. Murdoch



FEB 7 1979

COUNTY OF DALLAS
STATE OF TEXAS
I hereby certify that this instrument was
filed on the date and time stamped herein
by me and was duly recorded in the Dallas
County, Texas as stamped herein by me.

RETURN TO
CITY SECRETARY
CITY HALL
DALLAS TX 75201
ATTN: LESTER FORD