

16945

81 1171

BLK-7406
PT 15 LOT 1

DEED RESTRICTIONS

DEED RECORD

A

3294

0

17.00 DEED
1 02/16/82

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, H & S LIMITED-II, a Texas limited partnership, HINES/U. K. ASSOCIATES-II, a Texas joint venture, and HINES/DALLAS INDUSTRIAL, LTD.-II, a Texas limited partnership (collectively, "Owner"), are the owners of that certain tract of real property located and situated in the City of Dallas, Dallas County, Texas, more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Real Property"); and

WHEREAS, Owner desires to restrict the construction of improvements on the Real Property in the manner and to the extent set forth herein;

NOW, THEREFORE, Owner does hereby impress the Real Property with the following deed restrictions, to-wit:

1. Vertical construction of buildings on the Real Property shall be limited to six (6) office floors, plus additional space (height) for architectural features; however, in no event shall such vertical construction exceed ninety-nine (99) feet in height as defined by the Comprehensive General Zoning Ordinance of the City of Dallas; and

2. The total square foot area of all floors in all buildings constructed on the Real Property shall not exceed one hundred forty thousand (140,000) square feet.

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 Real 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 power insofar as zoning of the Real Property is concerned.

These restrictions inure to the benefit of the City of Dallas, and Owner 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 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.

REVOL PAGE

82032 1814

Z801-104/4802-N
TRACT I

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

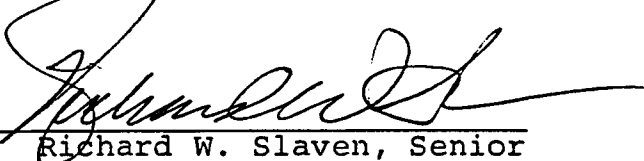
IN WITNESS WHEREOF, Owner has executed these Deed Restrictions, this 23rd day of December, 1981

OWNERS:

H & S LIMITED-II,
a Texas limited partnership

By: HINES/DALLAS INDUSTRIAL, LTD..
a Texas limited partnership,
its General Partner

By: HINES INDUSTRIAL CORPORATION,
a Texas corporation,
a General Partner

By: 
Richard W. Slaven, Senior
Vice President

By: HINES & CO.,
a Texas corporation,
a General Partner

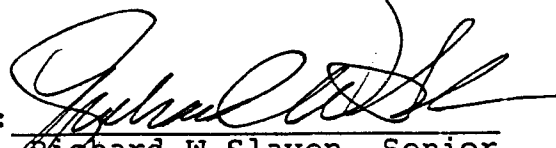
By: 
Nathaniel J. Davis, III,
Vice President

HINES/U. K. ASSOCIATES-II,
a Texas joint venture

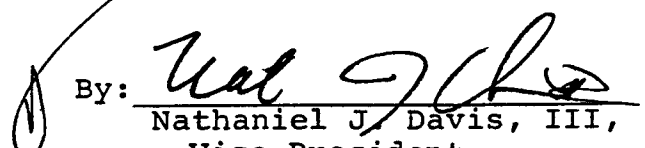
By: HINES/LBJ ASSOCIATES, LTD.,
a Texas limited partnership,
a Joint Venturer

By: HINES/DALLAS INDUSTRIAL, LTD.-II,
a Texas limited partnership,
its General Partner


By: HINES INDUSTRIAL CORPORATION,
a Texas corporation,
a General Partner

By: 
Richard W. Slaven, Senior
Vice President

By: HINES & CO.,
a Texas corporation,
a General Partner


By: 
Nathaniel J. Davis, III,
Vice President

By: HINES & CO., TRUSTEE,
a Texas corporation,
a Joint Venturer

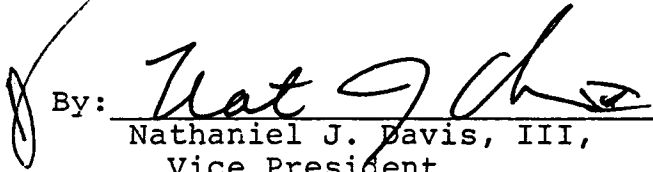
By: 
Nathaniel J. Davis, III,
Vice President

HINES/DALLAS INDUSTRIAL, LTD.-II,
a Texas limited partnership

By: HINES INDUSTRIAL CORPORATION,
a Texas limited partnership,
a General Partner

By: 
Richard W. Slaven, Senior Vice
President

By: HINES & CO.,
a Texas corporation,
a General Partner

By: 
Nathaniel J. Davis, III,
Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared Richard W. Slaven, Senior Vice President of HINES INDUSTRIAL CORPORATION, a general partner of HINES/DALLAS INDUSTRIAL, LTD., the general partner of H & S LIMITED-II, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of H & S LIMITED-II, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of December, 1987.

Cathy L. Bailey
Notary Public in and for Dallas County, Texas

My Commission Expires:
CATHY L. BAILEY

Notary Public State of Texas
Commission Expires July 22, 1984
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared Richard W. Slaven, Senior Vice President of HINES INDUSTRIAL CORPORATION, a general partner of HINES/DALLAS INDUSTRIAL, LTD.-II, the general partner of HINES/LBJ ASSOCIATES, LTD., a joint venturer of HINES/U. K. ASSOCIATES-II, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of HINES/U. K. ASSOCIATES-II, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of December, 1987

Cathy L. Bailey
Notary Public in and for Dallas County, Texas

My Commission Expires:

CATHY L. BAILEY
Notary Public
State of Texas
Commission Expires July 22, 1984

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared Richard W. Slaven, Senior Vice President of HINES INDUSTRIAL CORPORATION, a general partner of HINES/DALLAS INDUSTRIAL, LTD.-II, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of HINES/DALLAS INDUSTRIAL, LTD.-II, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of December, 1981.

Cathy L. Bailey
Notary Public in and for Dallas
County, Texas

My Commission Expires:
CATHY L. BAILEY
Notary Public State of Texas
Commission Expires July 22, 1984

STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared Nathaniel J. Davis, III, Vice President of HINES & CO., a general partner of HINES/DALLAS INDUSTRIAL, LTD., the general partner of H & S LIMITED-II, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of H & S LIMITED-II, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of December, 1980.

Jennifer D. Evans
Notary Public in and for Harris
County, Texas


My Commission Expires:
11-17-84

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared Nathaniel J. Davis, III, Vice President of HINES & CO., a general partner of HINES/DALLAS INDUSTRIAL, LTD.-II, the general partner of HINES/LBJ ASSOCIATES, LTD., a joint venturer of HINES/U. K. ASSOCIATES-II, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of HINES/U. K. ASSOCIATES-II, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of December, 1980.

Jennifer D. Evans
Notary Public in and for Harris County, Texas



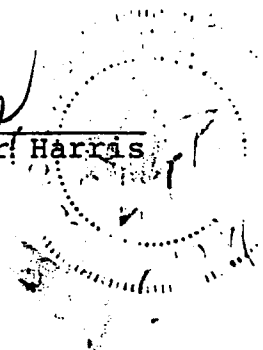
My Commission Expires: 11-17-84

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared Nathaniel J. Davis, III, Vice President of HINES & CO., TRUSTEE, for the benefit of HINES/LBJ ASSOCIATES, LTD., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of said corporation and trustee, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of December, 1980.

Jennifer D. Evans
Notary Public in and for Harris County, Texas



My Commission Expires: 11-17-84

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared Nathaniel J. Davis, III, Vice President of HINES & CO., a general partner of HINES/DALLAS INDUSTRIAL, LTD.-II, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of HINES/DALLAS INDUSTRIAL, LTD.-II, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of December, 1980.

Jennifer D. Evans
Notary Public in and for Harris
County, Texas



My Commission Expires:
11-17-84

16945

81 1171

EXHIBIT A

ATTACHED TO AND MADE A PART OF
DEED RESTRICTIONS BY
H & S LIMITED-II, HINES/U. K. ASSOCIATES-II,
AND HINES/DALLAS INDUSTRIAL, LTD.-II

Description of Real Property

Being a tract of land situated in City of Dallas, Block No. 7406 and being part of Lot 1 of Stewart Title, an addition to the City of Dallas as recorded in Volume 78036, pg. 0500 and also being part of Lot 2 of Hines Industrial Office Complex, an addition to the City of Dallas as recorded in Volume 79094, pg. 1102 Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point being the most eastern, southeastern corner of said Stewart Title addition, said point also being situated in the West line of Spurling Drive (a 50' right-of-way);

THENCE S 00°00'20" W along the West line of said Spurling Drive a distance of 326.00 feet to a point for corner;

THENCE N 89°52'32" W departing the West line of said drive a distance of 601.82 feet to a point for corner;

THENCE N 00°06'00" E a distance of 323.18 feet to a point for corner;

THENCE N 89°51'20" E a distance of 601.29 feet to the POINT OF BEGINNING and containing 4.4825 acres or 195,258 square feet of land, more or less.

Approved as to form:

LEE E. HOLT, City Attorney

By Barry L. Knight
Assistant City Attorney

VOL PAGE
S2032 1821

FILED
L. E. Muddock
COUNTY CLERK
DALLAS COUNTY

'82 FEB 15 AM 11:50

82032 1822
PAGE 1 OF 1

COUNTY CLERK, Dallas County, Texas

L. E. Muddock



FEB 16 1982

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

Return to:
CITY SECRETARY
CITY HALL
DALLAS, TEXAS 75201