

September 22, 1982

WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with a request for Multiple Family-1 zoning which was approved by the City Council on September 1, 1982, on Zoning Case #2812-246/403-H on property on the east side of Hillcrest Road, south of the Lyndon B. Johnson Freeway; and,

WHEREAS, said deed restrictions have been approved as to form and content. Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS, TEXAS:

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 Multiple Family-1 as described in Ordinance 17538

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.

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 form:

LEE E. HOLT, City Attorney

By: *[Signature]*
Asst. City Attorney

APPROVED BY
CITY COUNCIL

SEP 22 1982

[Signature]
City Secretary

cc: Department of Planning and Development - 1
Building Inspection - 2
City Secretary - 1

APPROVED: *[Signature]* HEAD OF DEPARTMENT APPROVED: CITY CONTROLLER APPROVED: CITY MANAGER
SAL NUMBER SUPPL. DATA

DEED RESTRICTIONS

THE STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, L. L. LOGUE, an individual resident of Dallas County, Texas, is the owner of the following-described property situated in Dallas County, Texas, being all of City Block A/7465 and part of City Block 7465, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of Forest Brook Estates, an addition to the City of Dallas, as recorded in Volume 37 at Page 205 of the Map Records of Dallas County, Texas, said point beginning S. 89°00'00" E. 305.00 feet from the northwest corner of a 27.34 acre tract conveyed by Jerry Jane Wynne Morris, et al, to L. L. Logue by Deed recorded in Volume 4412 at Page 470 of said Deed Records, a set 3/4" iron pipe for corner;

THENCE N. 01°10'00" E. a distance of 10.53 feet to a set PK nail for corner;

THENCE S. 89°53'56" E. a distance of 15.51 feet to a set 3/4" iron pipe for corner;

THENCE S. 89°31'59" E. a distance of 115.17 feet to a set 3/4" iron pipe for corner;

THENCE S. 87°39'29" E. a distance of 23.16 feet to a set 3/4" iron pipe for corner;

THENCE S. 88°52'57" E. a distance of 2.11 feet to a point for corner;

THENCE S. 00°58'09" W. a distance of 11.31 feet to a point for corner;

THENCE S. 89°00'00" E. a distance of 880.0 feet;

THENCE S. a distance of 335.0 feet to a set 3/4" iron pipe for corner;

THENCE N. 89°00'00" W. a distance of 1289.32 feet to a set 3/4" iron pipe for corner in the East line of Hillcrest Road;

THENCE N. 01°01'00" E. along the East line of said Hillcrest Road a distance of 335.00 feet;

THENCE E. a distance of 255.00 feet to the POINT OF BEGINNING of this description,

(herein referred to as the "Property").

That the undersigned, L. L. LOGUE, does hereby impress all of the Property with the following deed restrictions, to-wit:

1. Density. Density within the Property shall not exceed one hundred eighty (180) residential dwelling units.
2. Setback. No residential dwelling unit shall be constructed within sixty feet (60') of the southern property line.

These covenants shall remain in full force and effect for a time period of twenty-five (25) years, commencing with the date of filing of this instrument with the County Clerk of Dallas County, Texas, and thereafter shall be automatically extended in ten (10) year increments. Modification or termination of these covenants can occur through a public hearing before the City Plan Commission and the City Council of Dallas, with notice thereof being given the same as is required by law for the rezoning of 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 shall 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 from so doing and 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 person acquiring property within the above-described tract, and any person by acceptance of title to any portion of the above-described Property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this the 11 day of April, 1982.

L. L. Logue, Individually

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. L. LOGUE, Individually, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 11 day of

April, 1982.

Winifred Suarez
Notary Public in and for the State of Texas

DEED RESTRICTIONS - Page 3

WINIFRED SUAREZ
Notary Public State of Texas
Commission Expires Apr. 7, 1984

FIELD NOTES
Z812-246/403-N

BEING a tract of land in City Blocks A/7465 and 7465 and further described as follows:

BEGINNING at the northeast corner of FOREST BROOK ESTATES, an addition to the City of Dallas, as recorded in Volume 37 at page 205 of the Map Records of Dallas County, Texas, said point being S89°00'00"E 305.00 feet from the northwest corner of a 27.34 acre tract conveyed by Jerry Jane Wynne Morris, et al to L. L. Logue by deed recorded in Volume 4412 at page 470 of said Deed Records:

THENCE N01°10'00"E, a distance of 10.53 feet to a point for corner;
THENCE S89°53'56"E, a distance of 15.51 feet to a point for corner;
THENCE S89°31'59"E, a distance of 116.17 feet to a point for corner;
THENCE S87°39'29"E, a distance of 23.16 feet to a point for corner;
THENCE S88°52'57"E, a distance of 2.11 feet to a point for corner;
THENCE S00°58'09"W, a distance of 11.31 feet to a point for corner;
THENCE S89°00'00"E, a distance of 880.0 feet;
THENCE South, a distance of 335.0 feet to a point for corner;
THENCE N89°00'00"W, a distance of 1289.32 feet to a point for corner in the east line of Hillcrest Road;
THENCE N01°10'00"E along the east line of said Hillcrest Road, a distance of 335.00 feet to a point for corner;
THENCE East, a distance of 255.00 feet to the POINT OF BEGINNING and containing approximately 9.956 acres of land.