

2889-132/5591-N

DEED RESTRICTIONS

THE STATE OF TEXAS

COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENCE:

That the undersigned, United States of America, is the owner of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the Parks Survey, Abstract No. 1144 City Block 1/7407, City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to United States of America by Rex C. Cauble and, Josephine Hughes Cauble, and Cauble Enterprises, a Texas limited partnership, by deed dated June 14, 1985 and recorded in Volume 85111, Page 6118 in the Deed Records of Dallas County, Texas and being more particularly described as follows:

Beginning at an iron pin at the southerly northwest corner of said Cauble tract on the east Right-of-way of Spurling Drive, same being the southwest corner of a tract deeded to M.I. Hart, Trustee, recorded in volume 72204, Page 260, Deed Records, Dallas County, Texas;

Thence north 89 degrees, 59 minutes, 26 seconds east with the north boundary line of said Cauble Tract a distance of 100 ft. to an iron pin;

Thence north 00 degrees, 25 minutes, 19 seconds east a distance of 421.86 ft. to an iron pin in the south Right-of-way of LBJ Freeway (Interstate Highway 635);

Thence south 81 degrees, 25 minutes, 22 seconds east with the southerly Right-of-way of LBJ Freeway a distance of 202.19 ft. to an iron pin;

Thence south 00 degrees, 11 minutes, 07 seconds west a distance of 499.67 ft. to an iron pin at the southeast corner of said Cauble Enterprises Tract;

Thence south 89 degrees, 59 minutes, 31 seconds west with the south boundary line of said Cauble Enterprises Tract a distance of 302.14 ft. to an iron pin in the east Right-of-way line of Spurling Dr.;

Thence north 00 degrees, 22 minutes, 58 seconds east with the east Right-of-way line of Spurling Dr. a distance of 108.00 ft. to a point of beginning and containing 2.625 acres of land.

That the undersigned, United States of America, does hereby impress all of the above described property (hereafter "the property") with the following deed restriction to wit:

Above grade parking structures must not exceed a height of 36 feet.

Any curb cut onto Spurling Drive shall be an egress only curb cut which directs vehicles to turn right (north) toward Lyndon B. Johnson Freeway. The design of this curb cut shall be approved by the director of the Dallas Department of Public Works. Vehicular ingress to the property from Spurling Drive is prohibited.

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 described herein.

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 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 persons acquiring property within the above described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.