

Memorandum



CITY OF DALLAS

DATE January 25, 1974
TO Emile Raabe
Housing & Urban Rehabilitation
SUBJECT Deed Restrictions

The enclosed deed restrictions are from two different zoning cases. The areas outlined in color on the maps are the areas involved. Z73-143/3043-A was a change from MF-2 to O-2 on Tract I and from R-16 to TH-2 on Tract II.

Z73-236/963-A also includes two Tracts as indicated on the enclosed map.

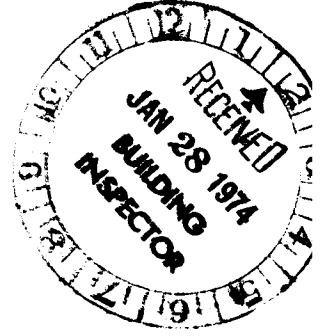
Larry W. Abrigg
Urban Planner

LWA:rr

Attachments

2/1/80 -
COPY ALL TO John Pratt
Per telegram

RWA



7004

RECEIVED OF FIDELITY TITLE COMPANY RESTRICTIONS

FROM EDGEMOR-RYA A JOINT VENTURE

TO DALLAS NORTH PROPERTIES

Said RES was duly filed for record this day of

at M. and was given File Number

FILED
T. ELLIS
COUNTY CLERK
DALLAS COUNTY
1974 JAN 7 PM 1 57

FIDELITY TITLE COMPANY
505 North Griffin
DALLAS, TEXAS 75202

GF NO. 73-M-56461

LORRIE

TOM E. ELLIS, COUNTY CLERK
DALLAS COUNTY, TEXAS

BY: Deputy

VOL PAGE

74005 0185

Form No. 73181

John E. Egan
COUNTY CLERK, DALLAS COUNTY, TEXAS

1/11/2014 1:11 PM

STATE OF TEXAS
COUNTY OF DALLAS
I, the undersigned, Clerk of the County of Dallas, Texas, do hereby certify that the within and foregoing instrument was duly recorded in the Public Record of the County of Dallas, Texas, on this 11th day of January, 2014, at 1:11 PM, and that the same is a true and correct copy of the original as the same appears in the Public Record of the County of Dallas, Texas.

RESTRICTIONS

Lots 1, 2, 31, 32 and 33, Block C/7756, City of Dallas, Dallas County, Texas.

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS)

That, EDGEMOR-RYA JOINT VENTURE, a partnership, being the owner of Lots 31, 32 and 33 of Block C/7756, Valley View Estates Addition to the City of Dallas, Dallas County, Texas, joined by DALLAS NORTH PROPERTIES, a Texas Limited Partnership, being the owner of Lots 1 and 2 of Block C/7756, Valley View Estates Addition to the City of Dallas, Dallas County, Texas, do hereby place the following restrictive covenants on the above described real property:

- (1) Construction on Lots 1 and 2, Block C/7756, will be to a maximum of five (5) stories and a height limitation of sixty feet (60'); and
- (2) Prior to the issuance of a Certificate of Occupancy by the City of Dallas for non-residential use of Lots 31, 32, and 33, Owner will provide a six-foot (6') high solid masonry wall along the north line of Lots 31, 32 and 33, said wall to be located five feet (5') south of the property line along Kit Lane, with the west portion of said wall to be lower than six feet (6') only as required by applicable City of Dallas requirements; and
- (3) The area in front of the above wall on the north side thereof, will be landscaped in accordance with the plans approved by the City Planning Commission and Owner agrees to maintain and keep the wall and landscaping in good condition and the plants in a healthy growing condition by the installation and maintenance of a sprinkler system; and
- (4) Prior to the issuance of a Certificate of Occupancy by the City of Dallas for non-residential use of Lots 31, 32, and 33, or Lots 1 and 2, Owner will submit and have approved by the City Planning Commission a landscape plan for the front-yard area along Coit Road; and
- (5) From and after the time the above wall is constructed, access for vehicular traffic from said development onto Kit Lane will be denied; and
- (6) Motor vehicle parking will be denied in the front-yard area of said development along Coit Road.

It is further covenanted and restricted that these covenants and restrictions shall remain in full force and effect for a period of twenty-five (25) years from the time they are recorded, unless otherwise removed by formal action by the governing body of the City of Dallas.

EXECUTED at Dallas, Texas, this the 20 day of December, 1973, by EDGEMOR-RYA JOINT VENTURE, and executed at Dallas, Texas, this the 18th day of December, 1973, by DALLAS NORTH PROPERTIES.

EDGEMOR-RYA JOINT VENTURE

By Morris L. Orr

DALLAS NORTH PROPERTIES

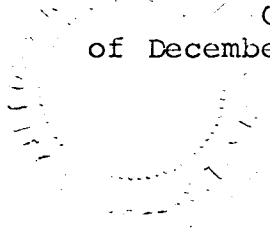
By W. P. Bondies, Jr.
W. P. Bondies, Jr.
General Partner



STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MORRIS L. ORR, Partner, EDGEMORRYA JOINT VENTURE, a partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is a partner of same and that he executed same for the purposes and consideration therein expressed, and in the capacity therein stated, as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20 day of December, 1973.


Lyn E. Nield
Notary Public in and for
Dallas County, Texas

My Commission Expires:
June 1, 1975.

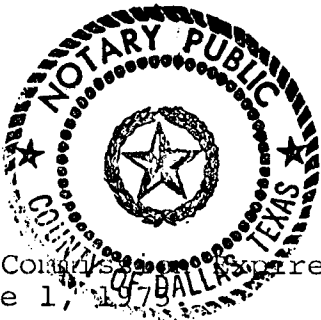
STATE OF TEXAS)
)
COUNTY OF DALLAS)

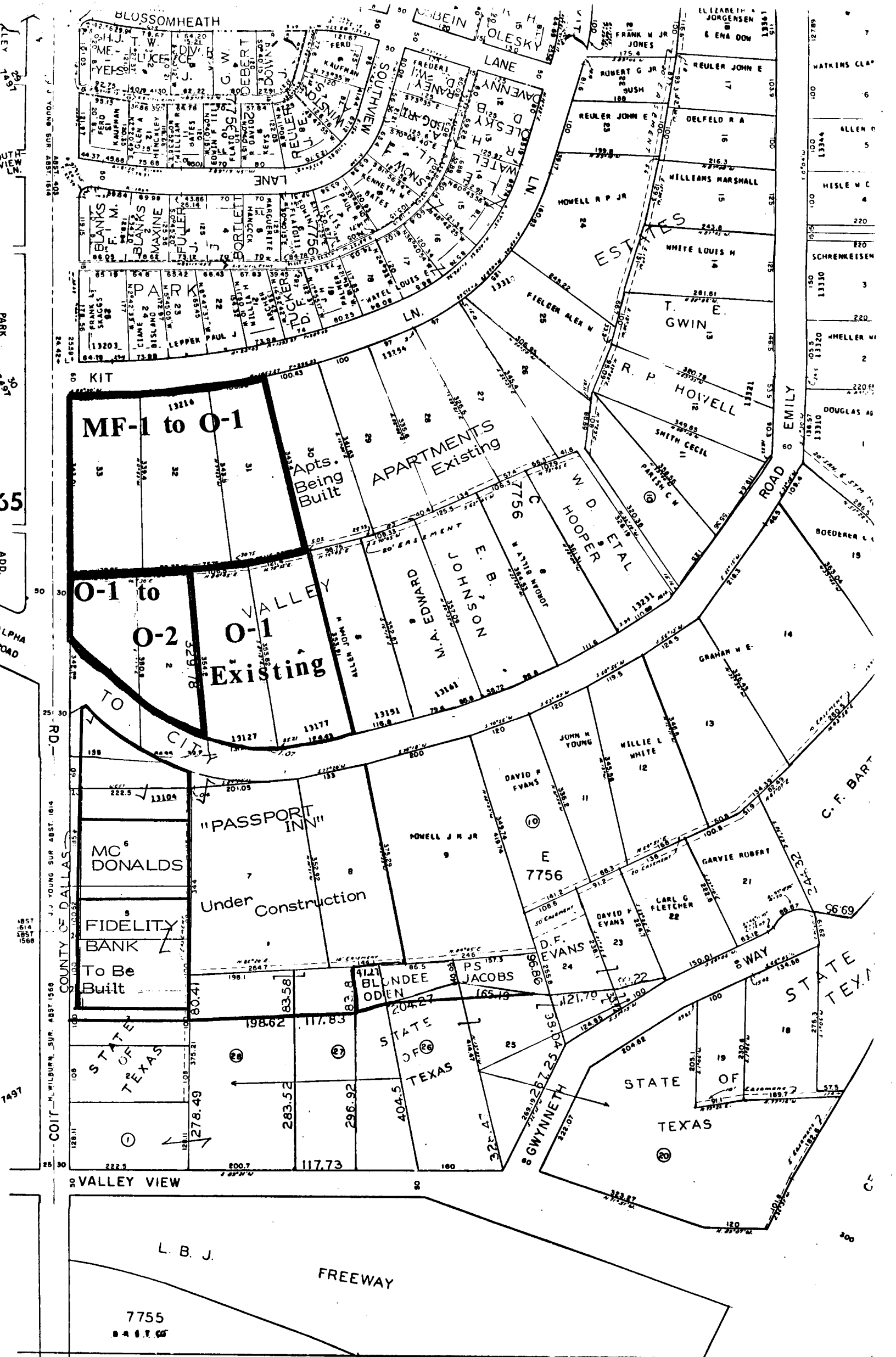
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared W. P. Bondies, Jr., General Partner, DALLAS NORTH PROPERTIES, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is a partner of same and that he executed same for the purposes and consideration therein expressed, and in the capacity therein stated, as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of December, 1973.

Leona Wolfe
Notary Public in and for
Dallas County, Texas LEONA WOLFE

My Commission Expires:
June 1, 1975





MF-1 to O-1

O-1 to O-2

VALLEY O-1 Existing

APARTMENTS Existing

Apts. Being Built

"PASSPORT INN"

Under Construction

MC DONALDS

FIDELITY BANK

To Be Built

VALLEY VIEW

FREEWAY

7755
D.A.T. CO.

0 10/71
L/10/72

64

50