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October 21, 1974

744124

WHEREAS, The deed restrictions in the attached instrument have been volunteered in conjunction with a request for Industrial-1 and Flood Plain (Industrial-1) zoning which was approved by the City Council, September 23, 1974, on Zoning Case #Z74-161/3394-B on property generally located at 12222 North Central Expressway; and

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

Be It Resolved by the City Council of Dallas;

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 Industrial-1 and Flood Plain (Industrial-1), as described in Ordinance # 14708.

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, after approval thereof by the City Attorney.

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.

**RESOLUTION UNANIMOUSLY ADOPTED**

**APPROVED BY  
CITY COUNCIL**

OCT 21 1974

*Harold G. Shank*  
City Secretary

Approved as to form:

N. ALEX BICKLEY, City Attorney

By *[Signature]*  
Assistant City Attorney

APPROVED \_\_\_\_\_  
HEAD OF DEPARTMENT

APPROVED \_\_\_\_\_  
CITY AUDITOR

APPROVED *[Signature]*  
CITY MANAGER

THE STATE OF TEXAS )  
                          )  
COUNTY OF DALLAS )

DEED RESTRICTIONS

THAT the undersigned, DALLAS HANDBAG COMPANY, a Texas Corporation, with its principal place of business in Dallas County, Texas, is the owner of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the M. J. Sanchez Survey, Abstract No. 1271, City Block 7749, City of Dallas, Dallas County, Texas, and being the same tract of land conveyed to Dallas Handbag Company by C. J. Wilson, Lawson Ridgeway, Warren Clark, Garland Treadgill, Marshall F. Clark and Roswell D. Clark by deed dated January 10th, 1972 and recorded in Volume 72011 Page 2240 in the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit "A" attached.

THAT the undersigned, Dallas Handbag Company, does hereby impress all of the above-described property with the following restrictions to-wit:

Said property may be used only for:

1. Industrial District-1 Zoning, but limited to the operations involving cutting, sewing, forming and packing of handbags and belts only; HOWEVER IN THE EVENT the use of manufacturing, cutting, or sewing handbags and belts is terminated by Dallas Handbag Company, its successors or assigns then the authorized uses and limitations in items (1) and (2) shall be no longer in force and effect, and the uses contained in Light Commercial District Zoning under the Comprehensive Zoning Ordinance of the City of Dallas shall apply to said property.
2. That no addition will be made to the 140,000 sq. ft. masonry building, now existing on the premises, so as to exceed a 36 foot maximum height above ground level.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from this date. Such restrictions may not be removed, altered, modified or amended without first obtaining consent in writing from the governing body of the City of Dallas.

These deed restrictions 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 is concerned.

These restrictions inure to the benefit of the City of Dallas, Texas, 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 or them from so doing and to correct such violation or to recover damages or other relief for 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, provided, however, that after the said twenty-five (25) year period referred to above, these restrictions may be released or modified by the City of Dallas.

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.

EXECUTED this the 20<sup>th</sup> day of September, 1974.

ATTEST:

DALLAS HANDBAG COMPANY

Cecil Burrows  
Secretary

By: Earl Morchower  
President

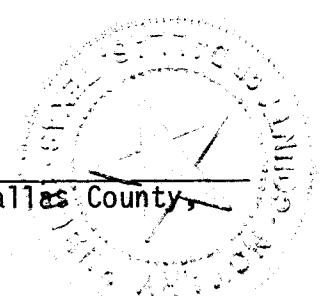
THE STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared Earl Morchower, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said DALLAS HANDBAG COMPANY, a Corporation, and that he executed the same as the act of such Corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20<sup>th</sup>, day of September, 1974.

W. H. Dennis

NOTARY PUBLIC in and for Dallas County,  
Texas



Approved as to form:  
N. ALEX BICKLEY, City Attorney

By: [Signature]  
Assistant City Attorney

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EXHIBIT "A"

BEING a part of the M. J. Sanchez Survey, Abstract No. 1272, City and County of Dallas and being more particularly described as follows:

Commencing at the intersection of the northerly line of Forest Land and the easterly line of North Central Expressway (U. S. Highway no. 75); thence along the said easterly line of North Central Expressway as follows:  
N. 3° 31' 25" W., 565.98 feet to the beginning of a curve to the right having a radius of 3669.83 feet, a central angle of 8° 57' 30" and a tangent bearing of N. 8° 11' 50" E.; thence along said curve 573.79 feet to the end of said curve; thence N. 17° 09' 20" E., 728.75 feet to the Point of Beginning of the tract herein described;  
THENCE N 17° 09' 20" E., 1120.50 feet along said easterly line of North Central Expressway;  
THENCE S 72° 50' 40" E., 279.00 feet;  
THENCE S 10° 28' 40" E., 111.90 feet;  
THENCE S 2° 59' 40" E., 99.47 feet;  
THENCE S 4° 23' 20" W., 145.71 feet;  
THENCE S 4° 32' 20" W., 73.02 feet;  
THENCE S 5° 17' 40" E., 83.64 feet;  
THENCE S 5° 35' 20" W., 99.70 feet;  
THENCE S 22° 20' 20" W., 541.87 feet;  
THENCE N 72° 50' 40" W., 416.29 feet to the Point of Beginning and containing 10.590 acres of land.

COUNTY CLERK'S MEMO:  
PORTIONS OF THIS  
DOCUMENT NOT  
REPRODUCIBLE  
WHEN RECORDED

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FILED TO  
Tom E. Eller  
COUNTY CLERK  
DALLAS COUNTY

1974 OCT 24 PM 1 59

City Secretary  
Rm 200  
City Hall  
Dallas

744124

350


NO - A

OCT-25-74 180215

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

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OCT 25 1974

 Tom E. Eller  
COUNTY CLERK, Dallas County, Texas