

17326

8209

E/7756

DEED RECORD

DEED RESTRICTIONS

A

2146

0

9.00 DEED
08/15/22

THE STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, YOUNG-GATEWAY COMPANY, a Texas general partnership (the "Declarant"), is the owner of the following described property (the "Property") situated in Dallas County, Texas, being in particular a tract of land out of the Foster Dunaway Survey, Abstract No. 403, City Block E/7756, City of Dallas, Dallas County, Texas, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference for all purposes.

That the Declarant does hereby impress the Property with the following deed restriction, to-wit:

The buildings constructed or to be constructed on the Property shall contain, in the aggregate, no more than 276,919 square feet of floor space, exclusive of grade level sidewalks and covered walkways, loading docks, and the parking facilities constructed or to be constructed on the Property, the square footage of which improvements shall not be included in determining the square footage of the buildings constructed on the Property.

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.

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 Declarant 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 applicable to any portion of Property violating such restrictions as may be necessary for the lawful use of such portion of the Property until the restrictions described herein and applicable to such portion of the Property are fully complied with.

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These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring portions of the property within the above described Property, 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 26 day of FEBRUARY, 1982.

**YOUNG-GATEWAY COMPANY,
A Texas General Partnership**

By: CARLYLE REAL ESTATE LIMITED
PARTNERSHIP-IX, General Partner

By: CARLYLE-IX MANAGERS, INC.,
General Partner

By: [Signature]
Title: VICE PRESIDENT

By: THE YOUNG COMPANIES,
General Partner

By: [Signature]
Title: GENERAL PARTNER

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STATE OF Illinois X
COUNTY OF Cook X

BEFORE ME, the undersigned authority, on this day personally appeared Alan S. Schreiner Vice-President of Carlyle-IX Managers, Inc., an Illinois corporation, the General Partner of Carlyle Real Estate Limited Partnership-IX, which is a General Partner of Young-Gateway Company, known to me to be the person and officer whose name is subscribed to the foregoing Deed Restrictions, and acknowledged to me 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 25th day of FEBRUARY, 1982.

Marion S. Jack
Notary Public in and for
COOK COUNTY, IL.

My Commission Expires:
My Commission Expires Aug. 28, 1982

STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Stephen R. Helms a general partner of THE YOUNG COMPANIES, a Texas general partnership, known to me to be the person and officer whose name is subscribed to the foregoing Deed Restrictions, and acknowledged to me 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 26 day of February, 1982.

Barbara J. Clayton
Notary Public in and for

My Commission Expires:
Sept. 1984

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EXHIBIT "A"

Description of a 180,240 square foot tract of land out of Lot 9-A of Gateway Centre in City of Dallas Block E/7756, according to plat thereof recorded in Volume 80065, Page 2469 Deed Records, Dallas County, Texas, said tract of land being more particularly described as follows:

BEGINNING, at a point in the north right-of-way line of interstate Highway 635 (LBJ Freeway), said point being the southwest corner of said Lot 9-A;

THENCE, N 13° 06' 08" W, with the west line of said Lot 9-A, a distance of 462.04 feet to a point for corner in the south right-of-way line of Emily Road (60-foot width);

THENCE, N 74° 32' 29" E, with said line of Emily Road, a distance of 200.25 feet to an angle point;

THENCE, N 68° 46' 22" E, continuing with said line of Emily Road, a distance of 119.86 feet to an angle point;

THENCE, N 65° 48' 48" E, continuing with said line of Emily Road, a distance of 120.07 feet to an angle point;

THENCE, 61° 00' 31" E, continuing with said line of Emily Road, a distance of 72.13 feet to a point for corner;

THENCE, S 21° 52' 06", a distance of 241.80 feet to a point for corner;

THENCE, S 68° 07' 54" W, a distance of 288.00 feet to a point for corner;

THENCE, S 21° 52' 06" E, a distance of 217.56 feet to an angle point;

THENCE, S 08° 09' 19" E, a distance of 79.22 feet to a point for corner in the north line of LBJ Freeway;

THENCE, S 82° 50' 53" W, with said right-of-way line, a distance of 31.00 feet to a point for corner, said point being in the easterly line of Lot 25 of Valley View Estates Addition, an addition to the City of Dallas, Texas.

THENCE, N. 19° 03' 27" W, with said east line of Lot 25, a distance of 97.21 feet to a point for corner, said point being the northeast corner of said lot 25;

THENCE, S 84° 37' 56" W, with the northerly line of said Lot 25, a distance of 158.85 feet to a point for corner, said point being the northwest corner of said Lot 25;

THENCE, S 15° 29' 05" E, with the westerly line of said Lot 25, a distance of 90.03 feet to a point for corner, said point being in the north right-of-way line of said Interstate Highway 635 (LBJ Freeway);

THENCE, S 86° 38' 20" W, with said right-of-way line, a distance of 91.22 feet to the PLACE OF BEGINNING;

CONTAINING, 180,240 square feet, or 4.138 acres of land.

Exhibit "A"

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Approved as to form:

LEE E. WOLT, City Attorney

By Bruce R. Knight
Assistant City Attorney

DALLAS, TEXAS 75201
CITY HALL
CITY SECRETARY
Return to:

RECEIVED
FEB 26 1982
ZONING OFFICE

DALLAS, TEXAS 75201
CITY HALL
CITY SECRETARY
City of Dallas
Secretary

FILED
L. E. Murdoch
COUNTY CLERK
DALLAS COUNTY

'82 MAR 12 AM 11:10

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.

MAR 15 1982
L. E. Murdoch
COUNTY CLERK, Dallas County, Texas

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