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March 29, 1978

WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with a request for General Retail zoning on Tract I and Office-1 zoning on Tract II approved by the City Council on February 8, 1978, on Zoning Case #Z767-181/194-N on property located at LBJ Freeway and Forest Lane, East Corner; 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:

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 General Retail on Tract I and Office-1 on Tract II, as described in Ordinance # 15779.

Section 2. That said deed restrictions shall be filed with the County Clerk 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: Charles Hinton
Assistant City Attorney

cc Urban Planning
Building Inspection
City Secretary

APPROVED [Signature] HEAD OF DEPARTMENT APPROVED _____ CITY AUDITOR APPROVED _____ CITY MANAGER

DEED RESTRICTIONS

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

That the undersigned, ROGER McFARLAND DIXON and HAZEL LIGON DIXON (now known as HAZEL LIGON BASKIN), are the owners of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the JAMES M. HOUX SURVEY, ABSTRACT NO. 579, J. M. BOUNDS SURVEY, ABSTRACT NO. 168, and the J. G. HUSTEAD SURVEY, ABSTRACT NO. 597, City Blocks 8151 and 8097, City of Dallas, Dallas, County, Texas, and being that same tract of land conveyed to ROGER L. DIXON by CHARLES & DOROTHY GREENE by deed dated July 20, 1940, and recorded in Volume 2216, Page 447 in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Northern most point of intersection of the present Northeast line of Interstate Highway 635, a variable width right-of-way, and the present South line of Forest Lane, a 60 foot right-of-way;

THENCE N 89° 22' E 1012.26 feet along the said present South line of Forest Lane to an iron rod for corner, the Northeast corner of said Dixon tract;

THENCE along the East line of said Dixon tract the following:
S 02° 36' E 618.24 feet to an iron rod for corner;
S 23° 25' E 400.43 feet to an iron rod for corner;
S 24° 35' E 138.70 feet to an iron rod for corner in the said present Northeast line of Interstate Highway 635;

THENCE along the said present Northeast line of Interstate Highway 635 the following:

N 55° 04' 30" W 170.95 feet;
N 16° 34' W 50.00 feet;
N 55° 04' 30" W 166.75 feet;
S 86° 25' W 50.00 feet;
N 55° 04' 30" W 790.00 feet;
N 48° 20' W 522.56 feet;
N 63° E 136.98 feet to the point of beginning and containing 14.691 acres of land.

That the undersigned, ROGER McFARLAND DIXON and HAZEL LIGON BASKIN, do hereby impress all of the above described property with the following deed restrictions, to-wit:

780865

No part of the property may be used for any of the purposes listed in Section 10-213, "Motor Vehicles and Related Uses", in the Comprehensive Zoning Ordinance of the City of Dallas.

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 owners hereof do 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.

780865

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 1st day of DECEMBER,
1977.

Roger McFarland Dixon
Roger McFarland Dixon

Hazel Ligon Baskin
Hazel Ligon Baskin

STATE OF TEXAS)
 :
 COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared ROGER McFARLAND DIXON, 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 1st day of December, 1977.

Arthur H. Parham
 Notary Public in and for Dallas County,
 Texas

ARTHUR H. PARHAM, Notary Public
 in and for Dallas County, Texas
 my commision expires Jan. 31, 1979

STATE OF TEXAS)
 :
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared HAZEL LIGON BASKIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30th day of November, 1977.

FREEDA ARNOLD, Notary Public Freeda Arnold
In and for Dallas County, Texas Notary Public in and for Dallas County,
My Commission Expires 6-30-78 TEXAS

Robert P. Buchner
Assistant City Attorney