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DEED RESTRICTIONS 1985 DEC -2 PM 2:02

CITY SECRETARY DALLAS TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THE STATE OF TEXAS §
COUNTY OF DALLAS §

That the undersigned, W. CHRISTOPHER PRICE, Trustee, is the owner of the following described property (the "Property") situated in Dallas County, Texas, being more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes and being those same tracts of land conveyed to W. CHRISTOPHER PRICE, Trustee:

TRACT 1:

by Les J. Melcher, Trustee, by Special Warranty Deed dated July 2, 1984, and recorded in Volume 84138, at Page 1778, in the Deed Records of Dallas County, Texas.

TRACT 2:

(i) by the City of Dallas by Quitclaim Deed dated September 20, 1985, and recorded in Volume 85195, at Page 1750, in the Deed Records of Dallas County, Texas; and

(ii) by Westchase Association, a Texas non-profit corporation, by Quit-Claim Deed dated April 15, 1985, and recorded in Volume 85183, at Page 2031, in the Deed Records of Dallas County, Texas.

That the undersigned W. CHRISTOPHER PRICE, Trustee, does hereby impress all of the described Property with the following deed restrictions, to-wit:

- (1) No roadway or alley shall be placed between structures erected on the Property and the property line of Westchase Association;
- (2) No lighting fixture attached to the rear of any building on the Property may exceed eight (8) feet from grade;
- (3) Suitable landscaping shall be placed and maintained as a buffer between any structure erected on the Property and the property line of Westchase Association, and a landscape plan for the Property shall be submitted to and approved by the City Plan and Zoning Commission prior to the issuance of a building permit for any structure on the Property;
- (4) All dumpsters on the Property shall be suitably enclosed, and shall be located no closer than twelve (12) feet to the Westchase Association property line. Provided, however, that no dumpster shall be located in a twenty (20) foot wide area measured westward from the southeast corner of the Property and which is within the aforesaid twelve (12) foot setback;
- (5) The rear wall of any structure erected on the Property and facing the Westchase Association property line shall include a parapet wall and such parapet wall shall be a minimum of three (3) feet above the roof line;
- (6) Total floor area, as currently defined in the Dallas Development Code, of all uses combined shall not exceed 20,000 square feet;
- (7) Maximum height, as defined in the Dallas Development Code, as amended, of any structure is limited to fifteen (15) feet. Provided, however, that parapet walls, which shall not exceed four (4) feet in height, shall not be included in such height limitation calculation.

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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 and Zoning 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 restriction described herein is 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 tracts, 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 5th day of September, 1985.

W. Christopher Price, Trustee
W. Christopher Price, Trustee

Approved as to form:
ANAESLIE MUNCY, City Attorney

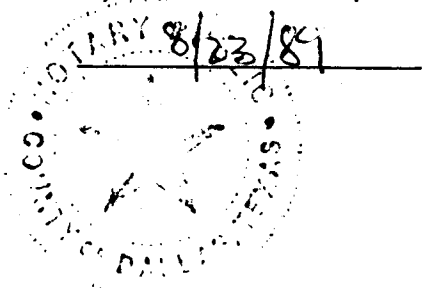
By [Signature]
Assistant City Attorney

THE STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared W. Christopher Price, Trustee, 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.

Kathy Spears
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Kathy Spears
(Printed Name of Notary)

My Commission Expires:



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EXHIBIT "A"

TRACT 1:

Being a tract or parcel of land situated in the City of Dallas and being part of the J. D. Hamilton Survey Abstract Number 647, and being part of Block 8423 of Richland Junior College Addition, an addition to the City of Dallas as recorded in Volume 70073, Page 1600 of the Deed Records Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for corner at the intersection of the southeasterly right-of-way line of Walnut Street (100 feet wide) with the southwesterly right-of-way line of Abrams Road (100 feet wide);

THENCE South 31 deg. 46 min. 30 sec. East along the southwesterly line of Abrams Road a distance of 74.30 feet to an iron rod and the beginning of a curve to the right;

THENCE in a southeasterly direction continuing along the southwesterly line of Abrams Road and along a curve to the right having a radius of 522.96 feet, a central angle of 16 deg. 01 min. 09 sec. and an arc length of 146.21 feet to an iron rod for corner in the northerly right-of-way line of Restland Road (50 feet wide);

THENCE North 89 deg. 53 min. 30 sec. West along the Northerly line of Restland Road a distance of 444.65 feet to an iron rod for corner;

THENCE North 20 deg. 16 min. 30 sec. East along a cut off line between the northerly line of Restland Road and the southeasterly line of Walnut Street a distance of 19.38 feet to an iron rod for corner and the beginning of a curve to the left;

THENCE in a northeasterly direction along the southeasterly line of Walnut Street and along a curve to the left having a radius of 1482.40 feet, a central angle of 11 deg. 11 min. 11 sec. and an arc length of 289.42 feet to an iron rod and the end of said curve to the left;

THENCE North 58 deg. 13 min. 30 sec. East continuing along the southeasterly line of Walnut Street a distance of 95.00 feet to the POINT OF BEGINNING and containing 44,703 square feet more or less or 1.0262 acres.

TRACT 2:

ALL THAT certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING situated in the J. D. Hamilton Survey, Abstract No. 647, Dallas County, Texas, being adjacent to Blocks 8423 and 8416, official City numbers, and being more particularly described as follows:

BEGINNING at the intersection of the west line of Abrams Road (100.0 feet wide) with the north line of Valley View Ln. (50.0 feet wide);

THENCE North 89 deg. 53 min. 30 sec. West along said north line, a distance of 444.65 feet to its intersection with the southward prolongation of the east line of old Abrams Road (60.0 feet wide);

THENCE South 20 deg. 16 min. 30 sec. West along said prolongation, a distance of 53.27 feet to a point lying on the south line of said Valley View Ln.;

THENCE South 89 deg. 53 min. 30 sec. East along said south line, a distance of 474.60 feet to its intersection with the west line of Abrams Road (100.0 feet wide), lying on a curve to the left, having a radius of 522.96 feet, a central angle of 05 deg. 37 min. 32 sec., and whose center bears South 79 deg. 52 min. 11 sec. West;

THENCE in a northerly direction along said curve to the left, an arc distance of 51.35 feet, returning to the PLACE OF BEGINNING and containing approximately 23,003 square feet of land.

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