

RECORD 810553

THE STATE OF TEXAS
COUNTY OF DALLAS

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KNOW ALL MEN BY THESE PRESENTS

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7.00 DEED
1 03/10/81

The undersigned, THE ENRIQUE CORPORATION, is the owner of the following described property situated in Dallas County, Texas, and being more particularly described as follows:

BEING all of Lots 12, 13, 14 and 15 in City Block B/6595 in the City of Dallas, Texas, lying at the Northeast corner of Dennis Road and Modella Avenue, containing 6.86 acres of land.

That the said owner does hereby impress all of the above described property, hereinafter referred to as "the property" with the following deed restrictions:

- (1) Development of the property shall be in accordance with the site plan which is attached hereto and made a part hereof for all purposes.
- (2) A solid wooden screening fence, six (6) feet in height, constructed of wood or wood and masonry, shall be constructed along the eastern edge of the property in that area designated as "fence easement". The fence easement and screening fence shall be owned and maintained in good repair by the Homeowner's Association, which Association shall be formed by The Enrique Corporation prior to release of the final subdivision plat. The legal document forming the Homeowner's Association shall be approved as to form by the Dallas City Attorney.
- (3) Townhouses constructed on Lots abutting Modella Avenue shall front on Modella Avenue, and shall be built in clusters, with no more than eight (8) townhouses to a cluster.
- (4) No building or structure shall exceed twenty-four (24) feet in height, as height is defined in Section 33-132 of the Comprehensive General Zoning Ordinance of the City of Dallas, with additional height permitted as provided by Section 18-402 of the Comprehensive General Zoning Ordinance.

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 City Council of the City of Dallas. Notice of such hearings shall be given as would be required by law for a zoning change on the property.

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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 restriction, either to prevent him from doing so 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.

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 19 day of January, 1981.

THE ENRIQUE CORPORATION

Approved as to form:

LEE E. HOLT, City Attorney

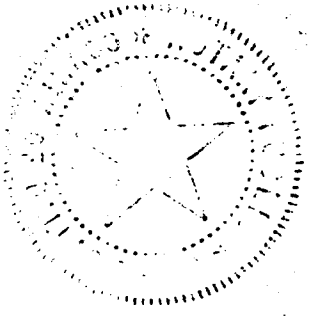
By Barry R. Knight
Assistant City Attorney

Victor H. Hexter, II
Victor H. Hexter, II
President

THE STATE OF TEXAS
COUNTY OF DALLAS

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BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared VICTOR H. HEXTER, II, known to me to be the person whose name is subscribed hereon, and after being by me duly sworn, stated to me that he executed same for the purposes and considerations therein expressed, and as the act and deed of said corporation.



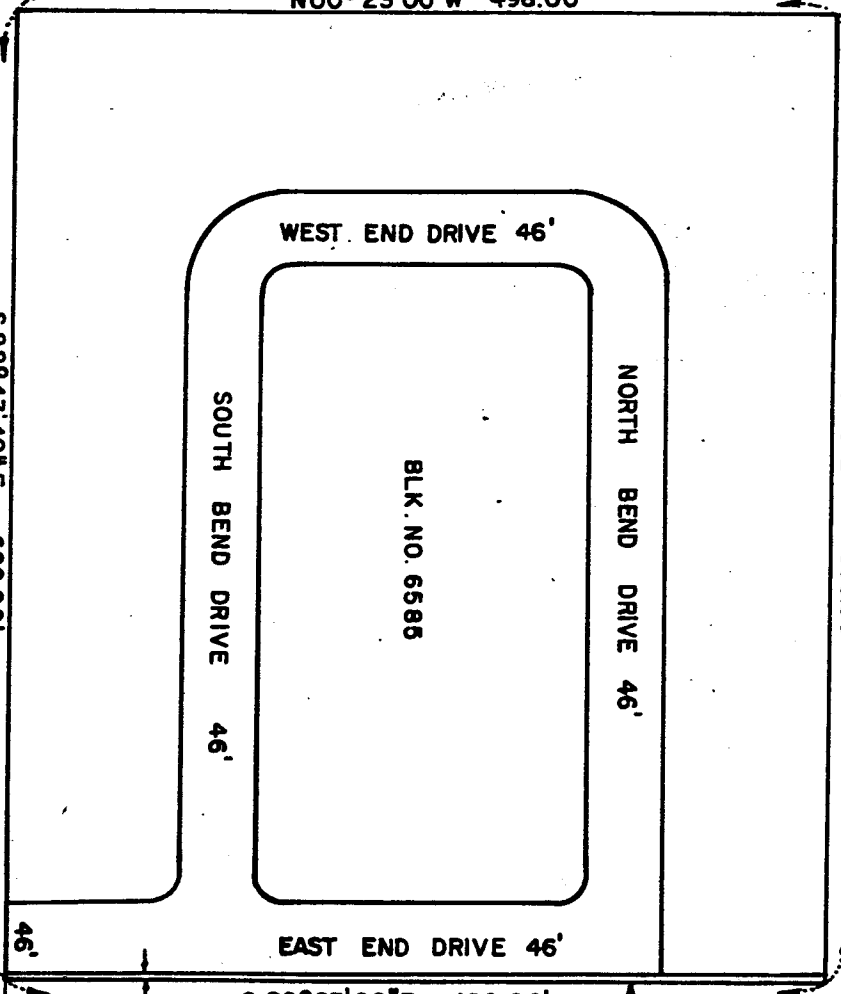
Stanley Knight
Notary Public in and for
Dallas County, Texas

810553



DENNIS ROAD 60' R.O.W.
N00°23'00"W 498.00'

MODELLA STREET 60' R.O.W.
S88°43'40"E 600.00'



S 00°23'00"E 498.00'

N 88°43'40"E 600.00'

6' High Screening Fence

2' Fence Est't.

EXHIBIT "A"

**NORTHTOWN SQUARE
ADDITION**

LOTS 12, 13, 14 & 15, CITY BLK. NO. B/6595
DALLAS, DALLAS CO. TEXAS

FOR
THE ENRIQUE CORPORATION
DALLAS, TEXAS

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COUNTY CLERK, Dallas County, Texas

L. E. M... ..

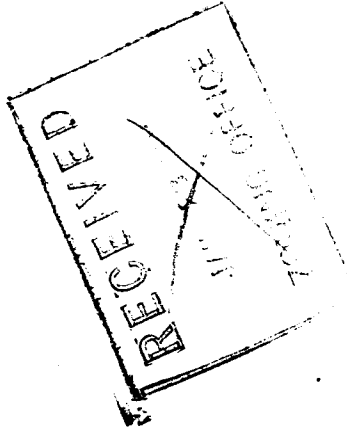


MAR 10 1981

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

FILED
L. E. M... ..
COUNTY CLERK
DALLAS COUNTY

'81 MAR .9 AM 9 33



RETURN TO
CITY SECRETARY
CITY HALL
DALLAS, TEXAS 75201

