

MAY 17 1978

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WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with an application for a Residential-16,000 Square Feet District zoning which was approved by the City Council on December 21, 1977, involving Zoning File #Z767-177/851-N on property at the northeast corner of Royal Lane and Netherland Drive; and,

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

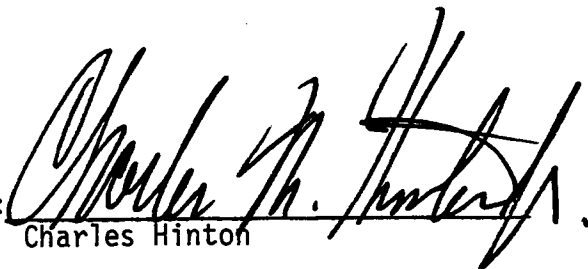
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

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 a Residential-16,000 Square Feet District as described in Ordinance #15707.

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

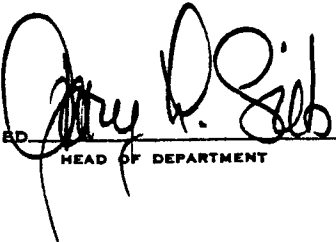
cc: Urban Planning  
Building Inspection ✓  
City Secretary

APPROVED BY  
CITY COUNCIL

MAY 17 1978

  
City Secretary

8/6389

APPROVED   
HEAD OF DEPARTMENT

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

APPROVED   
CITY MANAGER

## DEED RESTRICTIONS

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

That the undersigned, Robert S. Ekblad, is the owner of the following described property being a tract of land situated in the City of Dallas, Dallas County, Texas and being a part of the John W. Smith Survey, Abstract No. 1336 and also a part of Official Block No. 8/6389 of the City of Dallas, said tract of land deeded into two lots 6A and 6B dated 22 March 1978 and recorded in Volume 78056 , Page 2595 in the Deed Records of Dallas County, Texas and being more particularly described as follows:

LOT 6A: Being a tract of land situated in the City of Dallas, Dallas County, Texas and being a part of the John W. Smith Survey, Abstract No. 1336, and also a part of Official Block No. 8/6389 of the City of Dallas, said tract also being part of lot 6 of Russwood Acres, 8th Installment, Unit No. 1, an addition to the City of Dallas, Texas as filed for record in Vol. 72077, page 2168 of the Deed Records of Dallas County, Texas and being more particularly described as follows: BEGINNING at the intersection of the North R.O.W. line of Royal Lane (a 100 ft. R.O.W.), and the East R.O.W. line of Netherland Drive, (a 50 ft. R.O.W.), said point also being the southwest corner of the said lot 6 of Official City Block No. 8/6389; THENCE, North along the said Netherland Drive East line, 100.00 feet to a point for corner; THENCE, East 218.00 feet to a point for corner in the West line of an existing 15' alley; THENCE, South along the said 15 feet alley West line, 100.00 ft. to point for corner in the said Royal Lane North line; THENCE, West along the said Royal Lane North line 218.00 feet to the POINT OF BEGINNING AND CONTAINING 21,800 sq. ft. or 0.500 acres of land, more or less.

LOT 6B: Being a tract of land situated in the City of Dallas, Dallas County, Texas and being a part of the John W. Smith Survey, Abstract No. 1336, and also a part of Official Block No. 8/6389 of the City of Dallas, said tract also being a part of Lot 6 of Russwood Acres, 8th Installment, Unit No. 1, an addition to the City of Dallas, Texas as filed for record in Volume 72077, page 2168 of the Deed Records of Dallas County, Texas, and being more particularly described as follows: Commencing at the intersection of the North R.O.W. line of Royal Lane (a 100' R.O.W.) and the East R.O.W. line of Netherland Drive, (a 50' R.O.W.), said point also being the Southwest corner of the said Lot 6 of official City Block 8/6389; THENCE, North along the said Netherland Drive East line, 100.00 feet to the POINT OF BEGINNING; thence, North continuing along said Netherland Drive East line, 100.00 feet to a point for corner; THENCE: East 218.00 feet along the North line of said lot 6 to a point for corner in the West line of an existing 15 ft. alley; THENCE, South along the said 15 ft. alley West line, 100.00 ft. to a point for corner; THENCE, West 218.00 feet to the POINT OF BEGINNING AND CONTAINING 21,800 sq. ft. or 0.500 acres of land, more or less.

That the undersigned, Robert S. Ekblad, does hereby impress all of the following described property with the following deed restrictions, to-wit:

That the property be limited to two lots containing a minimum of 1/2 acre each.

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 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 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 the 26th day of April, 1978.

Robert S. Ekblad

THE STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Robert Ekblad 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 26th day of April, 1978.

Approved as to form:

LEE E. HOLT, City Attorney

By [Signature]  
Assistant City Attorney

[Signature]

NOTARY PUBLIC in and for  
DALLAS COUNTY, TEXAS