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WHEREAS, The deed restrictions in the attached instrument have been volunteered in conjunction with a request for Light Commercial zoning which was approved by the City Council, April 29, 1974, on Zoning Case #Z74-115/3310-B on property generally located at 11352 E. Northwest Highway and

WHEREAS, said deed restrictions have been approved as to form and content and accepted by the City Plan Commission of the City of Dallas, Texas; Now, Therefore,

Be It Resolved by the City Council 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 Light Commercial, as described in Ordinance # 14574.

Section 2. 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.

RESOLUTION UNANIMOUSLY ADOPTED

APPROVED BY
CITY COUNCIL

JUN 10 1974

Harold G. Shante
City Secretary

Approved as to form:
N. ALEX BICKLEY, City Attorney

By *[Signature]*
Assistant City Attorney

APPROVED *[Signature]*
HEAD OF DEPARTMENT

APPROVED _____
CITY AUDITOR

APPROVED *[Signature]*
CITY MANAGER

DEED RESTRICTIONS

THE STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS)

That the undersigned, Jack Crew, is the owner of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the H. D. Davis Survey, Abstract No. 409, City Block 7694, City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to Jack Crew by William G. McDaniel by deed dated January 14, 1974, and recorded in Volume 74009, Page 1764, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the West'line of a tract of land conveyed to Texaco, Inc. by John M. Mahaffey, et al., Trustees, filed for record in Dallas County, Texas, on August 29, 1960, which point is 30' southerly from the northwest corner of said tract; said point also being 100' southerly of the centerline of Northwest Highway measured at right angles; said point also being on the south line of a 50' service road, an iron stake set for corner;

THENCE $S0^{\circ}20'E$, with the west line of said Texaco tract 120.0' to the southwest corner of said Texaco tract, an iron stake set for corner;

THENCE $N89^{\circ}52'E$, with the south line of said Texaco tract, 1.0' to an iron stake set for corner;

THENCE $S0^{\circ}20'E$, with the west line of a tract of land designated as Tract No. 1 in a deed to Jack S. Harris as recorded in Volume 165, Page 1790, Dallas County Deed Records, 31.50' to an iron stake set for corner;

THENCE $S89^{\circ}52'W$ parallel to Northwest Highway 102.0' to an iron stake set for corner;

THENCE $N0^{\circ}20'W$ parallel to the West line of the said Texaco tract, 151.50' to a point on the south line of the aforementioned service road, an iron stake set for corner;

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THENCE N89°52'E with the south line of said service road, 101.0' to the place of beginning and containing 15,333 square feet, (0.35 acres) of land.

That the undersigned, Jack Crew, does hereby impress all of the above described property with the following restrictions, to-wit:

Said property may only be used for:

1. The uses and purposes authorized in a shopping center district under the comprehensive zoning ordinance of the City of Dallas, as presently existing or as it may be hereinafter amended; and
2. For use and occupancy, without restriction as to the number of persons employed, for the sale, storage, display, service, and inside repairs of all types of new and used motor vehicles (including but not limited to, the outdoor sale, storage, and display of new and used motor vehicles, and indoor auto repairs), and the sale of such merchandise as is sold ordinarily by an automobile dealer and other purposes incidental to an automobile sales and service establishment, all in conjunction with a new car-full service automobile dealership. It is intended that such property may be used for new and used automobile dealership and related purposes, plus any other and different use authorized from time to time in a shopping center district under the zoning regulations of the City of Dallas.
3. Save and except, that these restrictions do not restrict or preclude the continuation of any allowable use that the property is being used for at the time of any change or amendment of the shopping center district zoning regulations.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from this date. Such restrictions may not be removed, altered, modified or amended without first obtaining consent in writing from the governing body of the City of Dallas.

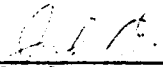
These deed restrictions are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning is concerned.

These restrictions inure to the benefit of the City of Dallas, Texas, 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 or them from so doing and to correct such violation or to recover damages or other relief for 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, provided, however, that after the said twenty-five (25) year period referred to above, these restrictions may be released or modified by the City of Dallas.

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 20th day of April, 1974.




Jack Crew

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 Jack Crew, 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 25th day of April, 1974.



Notary Public in and for Dallas
County, Texas