

March 8, 1978

78-0660

WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with a request for Multiple Family-1 District zoning which was approved by the City Council on January 11, 1978, on Zoning Case #Z767-280/4347-E on property generally located south of Walnut Hill Lane, east of Central Expressway on the H & T C Railroad 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 Multiple Family-1 District as described in Ordinance # 15762.

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 BY  
CITY COUNCIL

MAR 8 1978

*Robert S. Stone*  
City Secretary

cc: Urban Planning  
Building Inspection  
City Secretary

Approved as to form:

LEE E. HOLT, City Attorney

*Charles M. Fortson*  
ASSISTANT CITY ATTORNEY  
*John V. Sils*  
HEAD OF DEPARTMENT

APPROVED

HEAD OF DEPARTMENT

APPROVED

CITY AUDITOR

APPROVED

CITY MANAGER

780630

Z767-280

DEED RESTRICTIONS

THE STATE OF TEXAS  
COUNTY OF DALLAS

S H.E.  
S DM  
S SE with

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, ~~The~~ Annuity Board of the Southern Baptist Convention, Herman Evans, Don Mann and Stewart Carrell, are the owners of the following described property situated in Dallas County, Texas, being a tract of land out of the WILLIAM JENKINS SURVEY, ABSTRACT 702, and the NEAL McCREARY SURVEY, ABSTRACT 996, and being out of the City of Dallas, Blocks 5457 and 5459 and also being a part of two tracts of land conveyed to F. E. EDMONDSON by J. W. ROYALL in Deed dated December 6, 1932, and recorded in Volume 1782, Page 150, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the East Right of Way line of North Central Expressway with the North line of the WILLIAM JENKINS SURVEY, said point being 95 feet Easterly from the Northwest corner of the WILLIAM JENKINS SURVEY and said point being the Northwest corner of a street easement granted to the City of Dallas in Volume 153, Page 926, of the Deed Records of Dallas County, Texas;

THENCE, N 89° 56' 27" East, 336.70 feet with the North line of the WILLIAM JENKINS SURVEY to a point;

THENCE, South, 108.70 feet to the POINT OF BEGINNING:

THENCE, East, 128.33 feet to a point;

THENCE, S 08° 44' 08" W, 158.00 feet to a point;

THENCE, N 76° 14' 08" E, 242.00 feet to a point;

THENCE, S 39° 45' 52" E, 240.00 feet to a point;

THENCE, N 86° 14' 08" E, 233.00 feet to a point;

THENCE, S 56° 15' 52" E, 141.00 feet to a point on the West line of the Dallas Power & Light easement;

THENCE, S 6° 14' 08" West, with the West line of said Dallas Power & Light easement, 275.00 feet to an angle point;

THENCE, S 44° 45' 30" East with the South line of the Dallas Power & Light easement 270.00 feet to a point in the West Right of Way line of the H. & T. C. Railroad (100' R.O.W.);

THENCE, S 2° 55' West with the West line of the railroad Right of Way, 364.49 feet to an angle point;

THENCE, S 7° 35' West with the West line of the railroad, 184.43 feet to the Southeast corner of this tract and the Northeast corner of a tract of land conveyed to the HILLSIDE CORPORATION in Volume 4500, Page 492 of the Deed Records of Dallas, County, Texas;

THENCE, West along the common line of the Hillside Corporation tract and this tract, 660 feet to a point for a corner;

THENCE, North 800.00 feet to a point for a corner;

THENCE, West, 300 feet to a point for a corner;

THENCE, North, 558.01 feet to the POINT OF BEGINNING AND CONTAINING 833,987.49 square feet of 19.15 acres of land, more or less.

*H. G.  
DM C.  
with*

That the undersigned, ~~The~~ Annuity Board of the Southern Baptist Convention, Herman Evans, Don Mann and Stewart Carrell, do hereby

impress all of the above described property with the following deed restrictions, to-wit:

That the water reservoir on the herein described property shall not be diminished in surface feet as the same exists as of the date of execution of these Deed Restrictions.

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.

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 \_\_\_\_\_ day of \_\_\_\_\_, 1977.

*DM G. with* 78-360  
~~The~~ Annuity Board of the  
Southern Baptist Convention

By: *Marvin T. York Jr.*  
Its: SENIOR VICE PRESIDENT

*Herman Evans*

Herman Evans

*Don Mann*

Don Mann

*Stewart Carrell*

Stewart Carrell

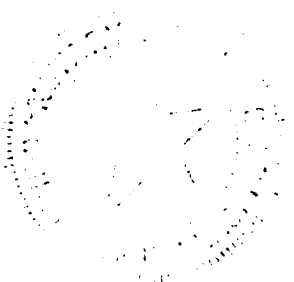
THE STATE OF TEXAS  
COUNTY OF DALLAS

S *A.P.*  
S  
S *DM se. with*

BEFORE ME, the undersigned, a Notary Public in and for Dallas  
County, Texas, on this day personally appeared MARVIN T. YORK, JR.,  
SENIOR VICE PRESIDENT of ~~The~~ Annuity Board of the Southern Baptist  
Convention, a corporation, 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, in the capacity therein stated and as the act and deed  
of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11<sup>th</sup> day of  
January, 1978.

*Louise Harris*  
NOTARY PUBLIC in and for  
DALLAS COUNTY, TEXAS



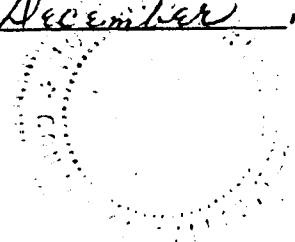
LEE E. HOLT, City Attorney

By [Signature]  
Assistant City Attorney

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 Herman Evans, 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 2<sup>nd</sup> day of December, 1977.

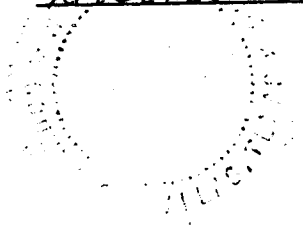


Audith L. Cardwell  
NOTARY PUBLIC in and for  
DALLAS COUNTY, TEXAS

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 Don Mann, 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 2<sup>nd</sup> day of December, 1977.

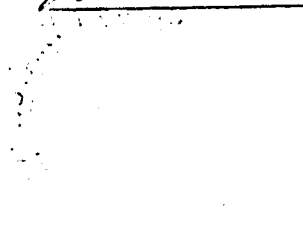


Audith L. Cardwell  
NOTARY PUBLIC in and for  
DALLAS COUNTY, TEXAS

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 Stewart Carrell, 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 28<sup>th</sup> day of November, 1977.



Carol J. Woodward  
NOTARY PUBLIC in and for  
DALLAS COUNTY, TEXAS