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DEED RECORD

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

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5.00 DEED
0 2 09/07/82

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Lance Cass, is the owner of the following described property:

BEING situated in Dallas County, Texas; and, BEING LOT 14-D in BLOCK 4/5195 of CASS SUBDIVISION REVISED, an Addition to the City of Dallas as recorded in Volume 75148, Page 830, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the Northwest line of Hemlock Avenue with the Northeast line of Ridgecrest Road;

THENCE along said Northeast line of Ridgecrest Road, North 45° West, 313.03 feet to the point of curvature of a circular curve to the right, having a radius of 15.0 feet; a central angle of 146° 10' 45" and a tangent of 49.34 feet;

THENCE along said curve a distance of 38.27 feet to a point in the South line of Park Lane:

THENCE along said South line of Park Lane, South 78° 49' 15" East, 389.05 feet to a point in the Northwest line of Hemlock Avenue;

THENCE along said Northwest line of Hemlock Avenue, South 45° 25' 45" West, 243.93 feet to the PLACE OF BEGINNING and containing 43,750 square feet or 1.0045 acres of land.

That the undersigned, Lance Cass, does hereby impress all of the following described property with the following deed restrictions, to-wit:

1. No structure shall exceed 24 feet in height.
2. All uses under the General Retail District as defined by the Dallas Development Code shall be permitted except motor vehicle related uses as defined in Sec. 51-4.212 of the Dallas Development Code.

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.

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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 13 Day of May, 1982

Lance Cass

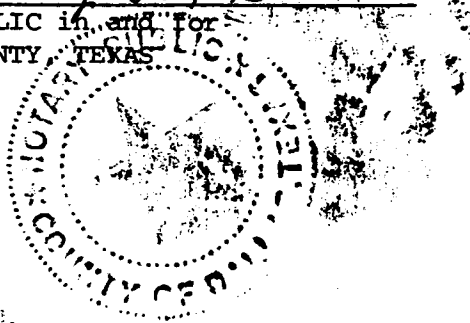
THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Lance Cass 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 13 day of May, 1982 VOL PAGE

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Rosemary McKee
NOTARY PUBLIC in and for
DALLAS COUNTY, TEXAS



Approved as to form:

LEE E. HOLT, City Attorney

By Bruce L. Knight
Assistant City Attorney

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COUNTY CLERK, Dallas County, Texas

[Handwritten Signature]

SEP 2 1982



STATE OF TEXAS
I hereby certify that this instrument was filed on the
data 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
COUNTY CLERK
DALLAS COUNTY

'82 SEP 3 AM 10:03

RETURN TO
ROBERT S. SLOAN
CITY SECRETARY
5FS CITY HALL
DALLAS, TEXAS 75201

