

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, the person violating or attempting to violate such restrictions, either to prevent him from so doing or 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 14 day of July, 1983.

NATIONAL MEDICAL ENTERPRISES, INC.

By Leon Leonian
Senior Vice President

EXHIBIT "A"

Tract One

BEING a tract of parcel of land situated in the City of Dallas, Dallas County, Texas; and being part of the Dickerson Parker Survey, Abstract 1113, and also being part of Block 5797; and being more particularly described as follows:

BEGINNING at an iron rod at the most easterly northeast corner of a tract of land conveyed to Charlie Smallwood by deed recorded in Volume 2503, Page 248, in the Deed Records of Dallas, Texas, said point being in the southwest right-of-way line of Harry Hines Boulevard (variable width);

THENCE South 10 degrees 28 minutes East along said right-of-way line of Harry Hines Boulevard a distance of 176.00 feet to an iron rod for corner;

THENCE South 68 degrees 53 minutes 05 seconds West a distance of 400.00 feet to an iron rod for corner;

THENCE South 10 degrees 28 minutes East parallel with Harry Hines Boulevard a distance of 373.84 feet to an iron rod for corner;

THENCE South 44 degrees 35 minutes 00 seconds West a distance of 176.49 feet to an iron rod in the northeast right-of-way line of Stemmons Freeway (I. H. 35) (200 feet from centerline);

THENCE along said right-of-way line of Stemmons Freeway (I. H. 35) along a curve to the left having a radius of 4019.72 feet, a central angle of 5 degrees 02 minutes 16 seconds and an arc length of 353.44 feet to an iron rod and the end of said curve to the left;

THENCE North 41 degrees 41 minutes 55 seconds West continuing along said right-of-way line of Stemmons Freeway (I. H. 35) a distance of 705.52 feet to an iron rod for corner;

THENCE North 68 degrees 35 minutes 00 seconds East a distance of 629.57 feet to an iron rod for corner;

THENCE South 15 degrees 55 minutes East a distance of 194.70 feet to an iron rod for corner;

THENCE North 68 degrees 53 minutes 05 seconds East a distance of 100.00 feet to an iron rod for corner;

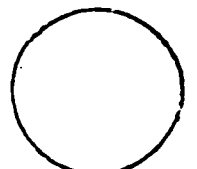
THENCE South 15 degrees 55 minutes East a distance of 93.6 feet to an iron rod for corner;

THENCE South 68 degrees 53 minutes 05 seconds West a distance of 100.00 feet to an iron rod for corner;

THENCE South 15 degrees 55 minutes East a distance of 100.00 feet to an iron rod for corner; THENCE North 68 degrees 53 minutes 05 seconds East a distance of 425.67 feet to the Point of Beginning and containing 468,991 square feet or 10.7665 acres of land.

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EXHIBIT "A"

Tract Two

BEING a tract or parcel of land situated in the City of Dallas, Dallas County, Texas; and being part of the Dickerson Parker Survey, Abstract 1113, and also being part of Block 5797; and being more particularly described as follows:

COMMENCING at an iron rod at the most easterly northeast corner of a tract of land conveyed to Charlie Smallwood by deed recorded in Volume 2503, Page 248, in the Deed Records of Dallas County, Texas, said point being in the southwest right-of-way line of Harry Hines Boulevard (variable width);

THENCE South 10 degrees 28 minutes East along said right-of-way line of Harry Hines Boulevard a distance of 176.00 feet to an iron rod at the Point of Beginning of the herein described tract;

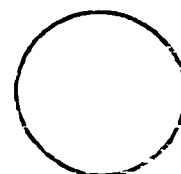
THENCE South 10 degrees 28 minutes East along the said southwest right-of-way line of Harry Hines Boulevard a distance of 173.00 feet to an iron rod for corner;

THENCE South 44 degrees 35 minutes 00 seconds West a distance of 479.61 feet to an iron rod for corner;

THENCE North 10 degrees 28 minutes West parallel to Harry Hines Boulevard a distance of 373.84 feet to an iron rod for corner;

THENCE North 68 degrees 53 minutes 05 seconds East a distance of 400.00 feet to the Point of Beginning and containing 107,484 square feet or 2.4675 acres of land.

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