

DEED RESTRICTIONS

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THE STATE OF TEXAS )  
                          )  
COUNTY OF DALLAS    )

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Gulf-Tex Construction, Inc., a Texas Corporation, is the owner of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the A. Smith Survey, Abstract No. 1347, City Block 4/5778, City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to Gulf-Tex Construction, Inc., by M. W. Hamilton by deed dated February 3rd, 1983, and recorded in Volume 83164, Page 5630 in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

SEE EXHIBIT "A"

C. F. SURVEY PLAT

That the undersigned, Gulf-Tex Construction, Inc., does hereby impress all of the above described property with the following deed restrictions, to-wit:

- 1) A landscape screening, (i.e. ligustrum, firethorn, photinia, etc.) will be placed along the east line of said part of Lot 3, Block 4/5778 Red Bud Acres Addition. These plants must be no less than 5-gallon size, and installed no less than a 3-foot distance from center to center, as shown on the attached site plan (Exhibit B).
- 2) The warehouse area at the back of the lot must be fully lighted. The lighting must comply with all City of Dallas rules and regulations.
- 3) A maximum seven foot-high fence must be installed on the owner's side of the property and screened at the Discovery I Apartments side of the property in accordance with (1) above.

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 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 2nd day of May, 1984.

GULF-TEX CONSTRUCTION, INC.  
a Texas Corporation

BY: [Signature]

THE STATE OF TEXAS  
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared W. Gonzalez, President of

Approved as to form:  
ANALESIE MUNCY, City Attorney

By [Signature]  
Assistant City Attorney

Gulf-Tex Construction, Inc., 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 on this 2nd day of

May, 1984.

Virginia Hope Jarris  
Notary Public, State of Texas

My commission expires: 03/2/97

"EXHIBIT A"

PART OF LOT 3, BLK. 4/5778  
 2916 STOREY LN.  
 RED BUD ACRES ADDN.  
 DALLAS, TEXAS

## LEGAL DESCRIPTION

BEING part of Lot 3, Block 4/5778 out of the Red Bud Acres Addition to the City of Dallas, also being situated in the Dickerson Parker Survey, Abstract 1113, and being more particularly described as follows:

BEGINNING at an iron pin found for the most Northerly corner of said Lot 3, said iron pin being S 44° 33' 00" W a distance of 265.00' along the Easterly R.O.W. of Storey Lane (50' ROW) from the centerline of Overlake Drive;

THENCE S 45° 27' 00" E a distance of 200.00' to an iron pin set for corner;

THENCE S 44° 33' 00" W a distance of 80.00 feet to an iron pin set for corner;

THENCE N 45° 27' 00" W a distance of 200.00 feet to a point for corner in said Easterly ROW of Storey Lane (50' ROW);

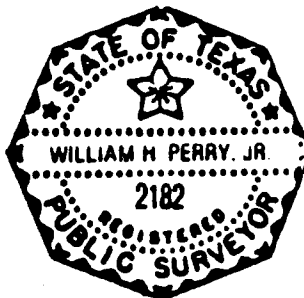
THENCE N 44° 33' 00" E along said Easterly ROW a distance of 80.00 feet to the POINT OF BEGINNING and containing 16,000 square feet or 0.3673 acres of land.

This plat represents a survey of Part of Lot 3, Block 4/5778 and was made under my supervision, although the pins have not been re-checked or re-set on ground since original survey of December 3, 1981.

Feb 20, 1984  
 Date

William H. Perry, Jr.  
 W. H. PERRY, JR., P.E.  
 Registered Public Surveyor No. 2182

Job #S-8169  
 February 20, 1984



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STOREY LANE



SECURITY LIGHTING

LANDSCAPE SCREENING

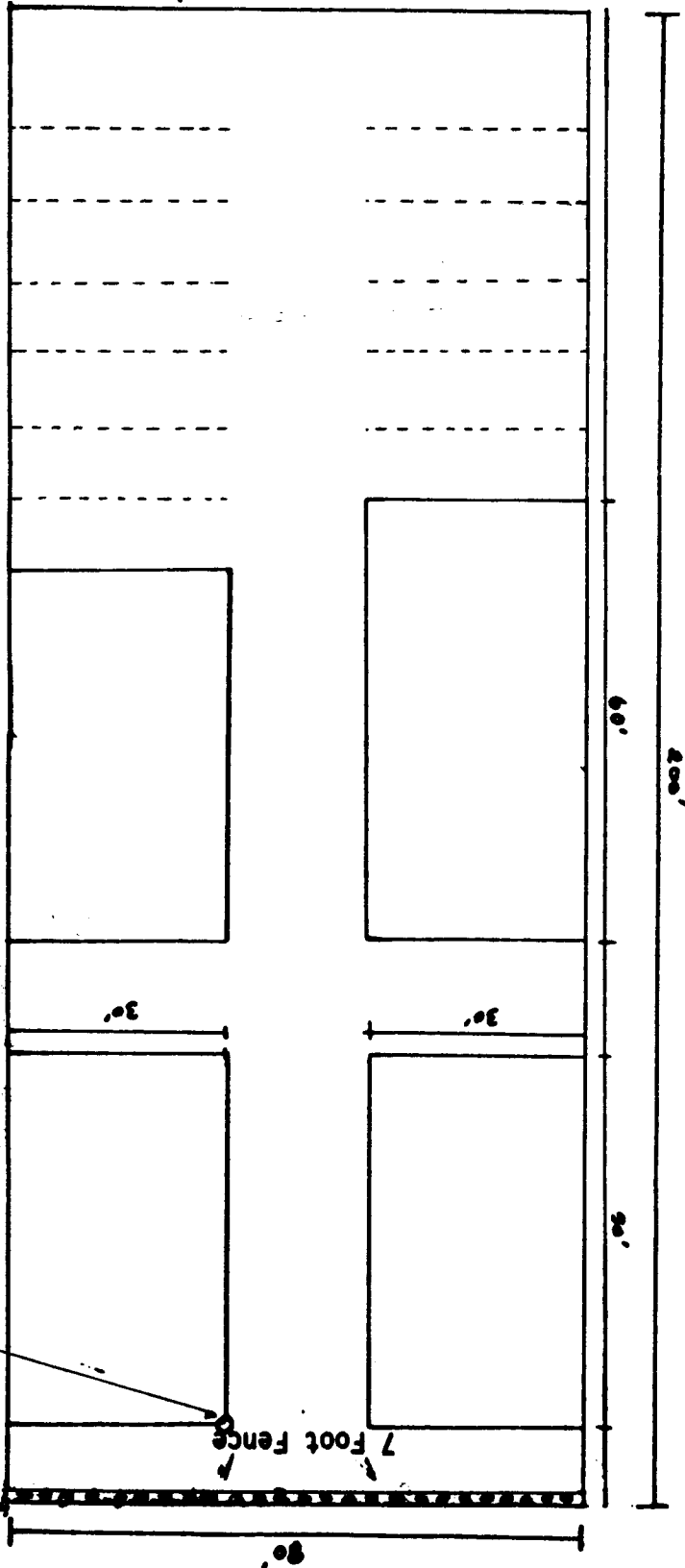


EXHIBIT "B"

841805

No. 84-1805  
Return to City Secretary  
City Hall  
Dallas, Texas 75201

STATE OF TEXAS  
COUNTY OF DALLAS  
I hereby certify that this instrument was filed on the  
date 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.

JUN 1 1984

*Ed Burk*  
COUNTY CLERK, Dallas County, Texas

'84 MAY 31 PM 3:02

FILED  
*Ed Burk*  
COUNTY CLERK  
DALLAS COUNTY

84108 4781