

DEED RESTRICTION

DEED RECORD

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

2142 0 5.00 DEED
1 11/22/82

That the undersigned, Dan C. Woldert, as the owner of the following described property situated in Dallas County, Texas being:

West 25 feet of Lot 13, all of Lot 14,
East 15 feet of Lot 15, Block J/5125-1/2,
City of Dallas, commonly known as 4615
West Lovers Lane.

does hereby impress all of the said property with the following deed restrictions to-wit:

- (1) The use of the property shall be limited to a restaurant with alcoholic beverages and/or entertainment and parking facilities incident thereto, as defined in the Dallas Development Code, and all uses permitted in a Neighborhood Service zoning district by the Dallas Development Code.
- (2) No signs shall be permitted except those permitted in a Neighborhood Service zoning district.
- (3) The height shall be limited to 36 feet.

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, State of Texas. Notice of such 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 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/or 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.

VOL PAGE
82227 0968

78\2-334/450-N

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 7th day of November, 1982.

Dan C. Woldert

OWNER

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 Dan C. Woldert 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 7th day of November, 1982.

Edward R. Dewey
NOTARY PUBLIC IN AND FOR DALLAS
COUNTY, TEXAS

My Commission expires: 8-8-84

Approved as to form:
ANALESIE MUNCY, City Attorney

By Henry R. Knight
Assistant City Attorney

VOL PAGE

82227 0970

FILED

Richard G. [Signature]
COUNTY CLERK
DALLAS COUNTY

82 NOV 19 AM 10 52

82227 0971

PAGE VOL

COUNTY CLERK, Dallas County, Texas

[Signature]



NOV 22 1982

I hereby certify that this instrument was filed on the
date and time stamped herein by me and was duly re-
corded in the volume and page of the public records
of Dallas County, Texas. Witness my hand and seal
of Dallas County, Texas, this 22nd day of November, 1982.

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

RECEIVED
NOV 9 1982
ZONING OFFICE