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842347
See Amendment

DEED RESTRICTIONS

THE STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, INDEPENDENT AMERICAN CORPORATION, a Texas corporation, is the owner of the following described property situated in Dallas County, Texas, being in particular an 8.3855 acre tract of land out of the John R. Bell Survey, Abstract No. 123, City Block No. 1/6929, City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to INDEPENDENT AMERICAN CORPORATION by Canterbury Village Joint Venture, by Warranty Deed dated March 22, 1983, Vol. 83066, Page 2027, in the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit "A" (attached hereto and incorporated herein for all purposes) and hereinafter referred to as the "Subject Tract."

That the undersigned does hereby impress the Subject Tract with the following deed restrictions, to-wit:

1. The undersigned, their successors and/or assigns, do hereby agree to limit development of the Subject Tract to an automobile dealership (automobile or motorcycle display, sales and service [outside display]), as described in Section 51-4.212(2) of the Dallas Development Code, in addition to uses authorized in a General Retail District, as set forth in the Dallas Development Code;

2. The undersigned, their successors and/or assigns, do hereby agree to construct a solid screening fence not less than seven (7) feet in height on the Subject Tract adjacent to St. George Drive from its intersection with Chaucer Place on the east to its intersection with Marvin D. Love Freeway (State Highway 67) on the west;

3. The undersigned, their successors and/or assigns do hereby agree to landscape the area between the screening fence and the street right-of-way and the area adjacent to Marvin D. Love Freeway (State Highway 67). A landscape plan reflecting same must be approved by the City Plan Commission prior to the issuance of a building permit; and,

4. The undersigned, their successors and/or assigns do hereby agree to limit development to single story construction, including a possible loft area, not to exceed thirty (30) feet in height for the automobile dealership and related uses. Otherwise, height shall be limited to that authorized in a General Retail District, as set forth in 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.

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 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 the persons acquiring property within the described tract, and any person by acceptance of title to any of the described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this 2nd day of July, 1984

Approved as to form:
ANALESIE MUNCY, City Attorney

INDEPENDENT AMERICAN CORPORATION

By Mark L. Kuyke
Assistant City Attorney

By: [Signature]
Its: President

THE STATE OF TEXAS |
COUNTY OF DALLAS |

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jack R. Gaubert, Vice President

of INDEPENDENT AMERICAN CORPORATION, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said INDEPENDENT AMERICAN CORPORATION, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27 day of August, 1984.

[Signature]
Notary Public In and For
The State of Texas

[Faint Name]
(Print Name of Notary Public Here)

My Commission Expires:
5/1/87

EXHIBIT "A"

BEING a tract of land situated in the John R. Bell Survey, Abstract No. 123 and which was previously described as Tract No. 1 and Tract No. 4, City of Dallas Block 1/6929, Canterbury Village Addition, as filed in Vol. 70071, Page 1444, Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod for the Northwest corner of Tract No. 1, CANTERBURY VILLAGE ADDITION, which is the Northwest corner of this tract and is the intersection point of the East R.O.W. line of Marvin D. Love Freeway (U.S. Highway 67), and the South R.O.W. line of Camp Wisdom Road;

THENCE North 89 deg 58 min East, 189.30 feet along Camp Wisdom Road R.O.W. to an iron rod for corner;

THENCE North 00 deg 49 min East, 3.66 feet to an iron rod for corner;

THENCE North 89 ~~deg 58 min East~~ ~~110.00 feet~~ East, ~~110.00 feet~~ to an iron rod for a point of intersection;

THENCE North 89 deg 58 min East, 110.00 feet to an iron rod for corner in the West R.O.W. of Chaucer Place, a 60' R.O.W.;

THENCE South 00 deg 37 min East, 350.13 feet along said Chaucer Place to an iron rod for corner in the North R.O.W. of St. George Drive, a 60' R.O.W.;

THENCE South 89 deg 57 min West, 3.85 feet along said Chaucer Place to an iron rod beginning a curve to the left, having a central angle of 43 deg 20 min 40 sec, a radius of 430.00 feet, and an arc length of 325.30 feet to an iron rod for corner;

THENCE South 46 deg 36 min 20 sec West, 400.09 feet along said Chaucer Place to an iron rod for corner;

THENCE North 87 deg 46 min 10 sec West, 267.40 feet along said Chaucer Place R.O.W. to an iron rod beginning a curve to the right, having a central angle of 34 deg 43 min 50 sec, a radius of 150.00 feet and an arc length of 90.92 feet to an iron rod in the Southwest R.O.W. of said Marvin D. Love Freeway;

THENCE North 36 deg 57 min 40 sec East, 305.50 feet along said R.O.W. of Marvin D. Love Freeway to an iron rod for a point of intersection;

THENCE North 37 deg 04 min East, 569.34 feet along said R.O.W. of Marvin D. Love Freeway to the PLACE OF BEGINNING, containing 364,303.45 square feet or 8.38325 acres of land, more or less.