

DEED RESTRICTIONS

831760

THE STATE OF TEXAS  
COUNTY OF DALLAS

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KNOW ALL MEN BY THESE PRESENTS:

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That the undersigned, Trustees of the North Temple Baptist Church, a non-profit organization, are the owners of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the Miles Bennett Survey, A-52, City Block No. 2357, City of Dallas, Dallas County, Texas, and being the same tract of land conveyed to the Trustees of the North Temple Baptist Church by J.G. Long Associates, 1/4 interest, Deed dated 9/9/50, recorded in Volume 3382, Page 241, Deed Records of Dallas County, Texas, J.F. Long and wife, Hannah S. Long, 1/4 interest, Deed dated 9/9/50, recorded in Volume 3382, Page 243, Deed Records of Dallas County, Texas, and M.S. Leveridge, Jr., 1/2 interest, Deed dated 9/9/50, recorded in Volume 3382, Page 239, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEING all of that certain lot, tract or parcel of land situated in the MILES BENNETT SURVEY, A-52, and in City Block 2357 of the city of Dallas, Dallas County, Texas, and being a part of that same tract of land described in deed from J.F. Long, et al, to North Temple Baptist Church, recorded in Volume 3382, Page 243 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod for corner at the present intersection of the northwest ROW line of Anson Road ( a 50' Row ) with the southwest ROW line of the M.K. & T. Railroad ( a 100' ROW ):

THENCE S 45°15'00" W, 240.61' with the northwest line of Anson Road to a 1/2" iron rod at the east corner of a Dallas Independent School District tract of land;

THENCE N 44°34'45" W, 177.24' with the northeast line of the school district tract to a 1/2" iron rod for corner;

THENCE N 45°15'00" E, 222.74' to a 1/2" iron rod for corner in the southwest line of the M.K. & T. Railroad; said point being on a curve to the right having a central angle of 03°37'31" and a radius of 2814.93';

THENCE southeasterly around said curve and with the southwest line of the railroad, a distance of 178.12' to the place of beginning and containing 41,228.86 square feet or 0.9465 acres of land.

That the undersigned, Trustees of the North Temple Baptist Church, a non-profit organization, do hereby impress all of the above described property with the following deed restrictions, to-wit:

1. That the owner shall construct and maintain in good repair a brick wall, 6' in height, along the southwest boundary line of the above described property.

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2. No building shall be altered or erected on the above described property with a height in excess of twenty-four (24') feet, except that the following structures may project a maximum of twelve (12) feet above the twenty-four (24) feet height:

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- (a) Elevator penthouse or bulkheads;
- (b) Mechanical equipment room;
- (c) Cooling tower;
- (d) Tank designed to hold liquids;
- (e) Ornamental cupolar or dome;
- (f) Skylights;
- (g) Clerestory;
- (h) Visual Screens which surround roof mounted mechanical equipment;
- (i) Chimney and Vent Stacks;
- (j) Amateur Communications Tower; and
- (k) Parapet Wall limited to a height of four (4) 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 period 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 Planning Commission and the City 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 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 6th day of May, 1983.

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NORTH TEMPLE BAPTIST CHURCH,  
A Non-Profit Organization  
By The Undersigned Trustees

Donald Turner  
TRUSTEE

D. Warren Burton  
TRUSTEE

Daudell H. Ferreller  
TRUSTEE

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 DONALD TURNER, a Trustee for the North Temple Baptist Church, A non-profit organization, 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 6th day of May, 1983.

H. Louis Nichols  
NOTARY PUBLIC in and for Dallas  
County, Texas

H. LOUIS NICHOLS  
My Notary Commission Expires:  
January 31, 1985.

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 D. Warren Burton, a Trustee for the North Temple Baptist Church, A non-profit organization, 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 6th day of May, 1983

H. Louis Nichols  
NOTARY PUBLIC in and for Dallas  
County, Texas

H. LOUIS NICHOLS  
My Notary Commission Expires:  
January 31, 1985.

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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 Dwight H. Perrebe a Trustee for the North Temple Baptist Church, a Non-Profit organization, 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 6<sup>th</sup> day of May, 1983.

H. Louis Nichols  
NOTARY PUBLIC in and for Dallas County  
State of Texas

H. LOUIS NICHOLS  
My Notary Commission Expires:  
January 31, 1985.

Approved as to form:  
ANALESIE MUNCY, City Attorney

By Mark F. Boyce  
Assistant City Attorney