

DEED RECORD

DEED RESTRICTIONS

0037 7.00 DEED 1 11/08/82

STATE OF TEXAS X KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS X

That the undersigned, CHARLES A. HOBBS, is the owner of the following described property situated in Dallas County, Texas, being in particular lots located in the City of Dallas Block I/1626, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEING all of Lots 2 and 3 in City Block I/1626 of the Fairland Annex Addition to the City of Dallas, Texas, according to the map thereof, recorded in Vol. 1, Page 222, Map Records, Dallas County, Texas.

That the undersigned, Charles A. Hobbs, does hereby impress all of the above described property with the following deed restrictions, to-wit:

(1) That no building shall be constructed on the above described property with the height in excess of thirty-six (36) feet, exclusive of the following structures which may be permitted on top of the building: elevator penthouse or bulkhead, mechanical equipment room, cooling tower, tank designed to hold liquids, ornamental cupola or dome, skylights, clerestory, visual screens which surround roof mounted mechanical equipment, chimney and vent stacks, amateur communications tower, parapet wall, limited to a height of four (4) feet.

(2) That a masonry screening wall six (6) feet in height shall be constructed and maintained along the south line of Lot 2 as a screen between Lot 2 and the property immediately to the South.

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

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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.

These 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 31<sup>st</sup> day of August, 1982.

Charles A. Hobbs  
CHARLES A. HOBBS

STATE OF ARKANSAS X  
COUNTY OF PULASKI X

BEFORE ME, the undersigned, a Notary Public in and for the State of ARKANSAS, on this day personally appeared CHARLES A. HOBBS, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

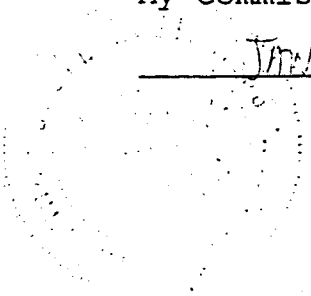
21st day of August, 1982.

*Orvil H. Summs*

Notary Public, State of ARKANSAS

My Commission Expires:

JANUARY 6, 1990



Approved as to form:

*A. Muncy* ~~LEE E. HOET~~, City Attorney

By *Bruce Knight*  
Assistant City Attorney

PAGE

FILED

*Richard G. [Signature]*  
COUNTY CLERK  
DALLAS COUNTY

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COUNTY CLERK, DALLAS COUNTY, TEXAS

*[Signature]*



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I hereby certify that the following information was filed on the date and time stated above in the office of the County Clerk of Dallas County, Texas. The information was filed on the date and time stated above in the office of the County Clerk of Dallas County, Texas. The information was filed on the date and time stated above in the office of the County Clerk of Dallas County, Texas.

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