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DEED RESTRICTIONS

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

That the undersigned, Michael W. Roberdeau, is the owner of the following described property situated in Dallas County, Texas, being in particular Lots 22, 23, 24, 25, 26, 27 and 28, City Block B/1619 of the Fairland Annex Addition, City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to Michael W. Roberdeau by Julia Ben Majors Harris and William Wesley Harris by deed dated December 31, 1986, and recorded in Volume 86251, Page 5203-5206, in the Deed Records of Dallas County, Texas, and being a tract of approximately 1.577 acres of land, said tract being hereafter referred to as the property as shown on the attached Exhibit A incorporated herein by reference; and

That the undersigned, Michael W. Roberdeau does hereby impress all of the said property with the following deed restrictions, to-wit:

The maximum floor area ratio (as defined in the Dallas Development Code) for all uses shall be 3.43658 to 1.

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 altered, amended, or terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before 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.

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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 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 property, 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 15th day of JANUARY, 1988.

Approved as to form:
ANALESIE MUNCY, City Attorney

By: MICHAEL W. ROBERDEAU

By: Maisha Goodfriend
Assistant City Attorney

By: [Signature]

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 MICHAEL W. ROBERDEAU, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in said capacity and for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 15 day of JANUARY, 1988.

[Signature]

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Beverly Tomassi
Notary Public in and for
the State of Texas
Beverly Tomassi

My commission expires:

4-13-91

Description of a 1.577 acre tract of land situated in Block B/1619, official numbers of the City of Dallas, said tract being all of Lots 22 thru 28 of said Block B/1619 of Fairland Annex, an addition to the City of Dallas, Texas, according to the map thereof recorded in Volume 1, Page 222, Map Records, Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING, at a cut "x" set at the intersection of the northerly right-of-way line of Knox Street (60 feet wide) and the westerly right-of-way line of McKinney Avenue (60 feet wide), said point being the southeast corner of Lot 28, Block B/1619;

THENCE, N 65° 53' 20" W, with the said northerly right-of-way line of Knox Street, a distance of 205.00 feet to a cut "x" set for corner, said point being on the southwest corner of said Lot 28, and being in the easterly right-of-way line of a 15 foot alley;

THENCE, N 26° 58' 24" E, with the said easterly right-of-way line of the 15 foot alley, a distance of 350.44 feet to a P.K. nail set for corner, said point being the northwesterly corner of Lot 22, Block B/1619;

THENCE, S 65° 53' 20" E, with the northerly line of Lot 22, a distance of 187.50 feet to a cut "x" found for corner, said point being the northeast corner of said Lot 22 and being on the said westerly right-of-way line of McKinney Avenue;

THENCE, S 24° 06' 40" W, with the said westerly right-of-way line of McKinney Avenue, a distance of 350.00 feet to the POINT OF BEGINNING;

CONTAINING, 68,688 square feet or 1.577 acres of land, more or less.

EXHIBIT A

