

DEED RESTRICTIONS

STATE OF TEXAS

§

A

4302

0

13.00 DEE  
2 08/12/9

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

That the undersigned, HUGH B. WILLIAMS, PEGGY W. USELTON, and JO ANN W. GRISER, are the owners of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the Wesley M. Chenault Survey, Abstract No. 280, City Block No. 7378, City of Dallas, Dallas County, Texas, and being the same tract of land conveyed to HUGH B. WILLIAMS, ET AL by MARY BOHANNON and O. B. BOHANNON by deed dated April 9, 1953, and recorded in Volume 3835, Page 484, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEING that tract of land described in Exhibit "A" attached hereto and made a part hereof for all purposes.

That the undersigned, Hugh B. Williams, Peggy W. Uselton, and Jo Ann W. Griser, do hereby impress all of the above described property with the following deed restrictions, to-wit:

- 1. That the above described tract may be used for no more than three (3) detached single family dwellings.

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 hearing shall be given as would be required by law for a zoning change on the property described herein, and in addition notice of such public hearing shall be given to the Las Casas Homeowners Association by the person seeking to amend these restrictions prior to such public hearings.

Notice to the Las Casas Homeowners Association shall be deemed sufficient if it is mailed at least fifteen (15) days prior to the scheduled public hearings to the address on file with the City Plan Commission.

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.

Received

JUL - 1 1985

35157 2388

ZONING & DEVELOPMENT  
ADMINISTRATION

2-845-129/6059-E

These restrictions inure to the benefit of the City of Dallas, and the undersigned owners hereof do 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 17th day of May, 1985.

*Hugh B. Williams*  
HUGH B. WILLIAMS

*Peggy W. Uselton*  
PEGGY W. USELTON

*Jo Ann W. Griser*  
JO ANN W. GRISER

Approved as to form:  
ANALESLIE MUNCY, City Attorney  
By *[Signature]*  
Assistant City Attorney

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared HUGH B. WILLIAMS, 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 on this the 17th day of



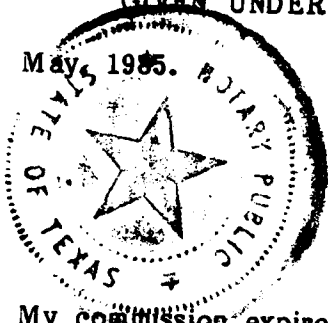
My commission expires:  
10-11-87

*[Signature]*  
Notary Public in and for  
Dallas County, Texas

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared PEGGY W. USELTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17th day of



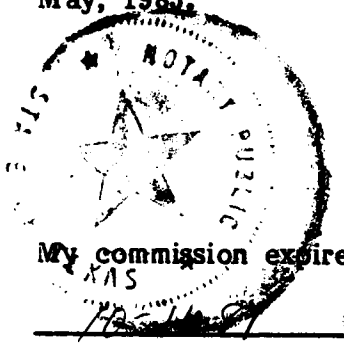
My commission expires:  
10-11-87

*[Signature]*  
Notary Public in and for  
Dallas County, Texas

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared JO ANN W. GRISER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17th day of May, 1985.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public in and for  
Dallas County, Texas

85-2435

FIELD NOTES  
HIGH MEADOW ADDITION  
(Remaining Williams Tract)

BEING a tract of land out of the Wesley M. Chenault Survey, Abstract No 280, Block No 7378, City of Dallas, Dallas County, Texas, and being the Southern portion of a called 14.754 acre tract of land conveyed to Hugh F Williams on 5/19/52 as recorded in Volume 3671, Page 158 of the Deed Records of Dallas County, Texas (DRDCT), "Save and Except", a 1.774 Acre tract of land conveyed out of the Southwest corner of said 14.754 Acre tract, and being more particularly described as follows:

COMMENCING at a point in the East Line of Peavy Road (a 60' R.O.W.), at its intersection with the South Line of Crest View Estates No 1, as recorded on February 22, 1963 in Volume 51-169, Page 161 (DFDCT);

THENCE, S 03°10'02" E, along said East Line of Peavy Road, a distance of 162.74 feet to the beginning of a circular curve to the left having a radius of 3413.40 feet, and a tangent of 57.34 feet ;

THENCE, along said circular curve to the left through a central angle of 1°55'29", a distance of 114.66 feet to the POINT OF BEGINNING;

THENCE, N 89°27'00" E, departing from said East Line of Peavy Road, parallel with, and 277.00 feet South of the South Line of said Crest View Addition, a distance of 168.62 to an angle point in the North high bank of the South Fork of Ash Creek;

THENCE, N 38°12'09" E, along said high bank of the South Fork of Ash Creek, a distance of 22.90 feet to an angle point;

THENCE, N 00°33'00" W, departing from said high bank, and perpendicular to the South Line of said Crest View Addition, a distance of 94.14 feet to a point for a corner;

THENCE, N 89°27'00" E, parallel with, and 165.00 feet South of the South Line of said Crest View Addition, a distance of 873.39 feet to a point for a corner;

THENCE, S 00°33'00" E, perpendicular to the South Line of said Crest View Addition, a distance of 94.90 feet to an angle point, said point being in the proposed "100 Year Floodplain" line of the South Fork of Ash Creek;

THENCE, along said proposed "100 Year Floodplain" line the following calls;  
S 35°49'18" E, 49.00 feet;  
S 56°56'53" E, 18.00 feet;  
S 89°57'33" E, 45.00 feet;  
S 54°34'50" E, 73.00 feet;  
S 39°55'21" E, 10.95 feet; to a point for a corner in the Southeasterly Line of said 14.754 acre tract;

THENCE, S 29°40'50" W, along said Southeasterly line of 14.754 acre tract, and along an old fence line, a distance of 3.23 feet to a 1-1/2" Iron pipe found for the Southeast corner of said 14.754 acre tract;

THENCE, S 76°29'50" W, along the South Line of said 14.754 acre tract, and along the North Line of the Angels Heights Addition, as recorded in Volume 74177 Page 865 (DRDCT), and the North line of Peavy Village Apartments as recorded in Volume 72031, Page 1749 (DRDCT), a distance of 792.40 feet to a point for a corner, said point being the Southeast corner of said 1.774 acre "Save and Except" tract;

THENCE, along the East and North lines of said 1.774 acre "Save and Except" tract the following calls:

N 4°37'31" W, 150.00 feet to a corner in the centerline of said South Fork of Ash Creek;

N 68°27'31" W, along said centerline of South Fork of Ash Creek, 212.00 feet to a corner;

S 38°12'09" W, continuing along said centerline of South Fork of Ash Creek, 312.83 feet to a point for a corner in the said East Line of Peavy Road, said point also being in a circular curve to the right having a radius of 3413.40 feet, a tangent of 140.99 feet and a chord which bears N 7°27'25" W, a distance of 281.74 feet;

THENCE, along said circular curve to the right, through a central angle of 4°43'50", a distance of 281.82 feet to the POINT OF BEGINNING and CONTAINING 281,474 Square Feet or 6.4618 Acres of Land, More or Less.

EXHIBIT "A"

2845-129/6059-E

D#6 HIMEDO/REM  
CECI 5/13/85  
REV. 7/21/85

2392  
7  
11  
5