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DEED RESTRICTIONS

STATE OF TEXAS X

3283

7.00 DEED
1 05/28/82

COUNTY OF DALLAS X

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Cedar Springs Partners, Ltd., a limited partnership, is the owner of the following described property situated in Dallas County, Texas, being in particular a tract of land in City of Dallas Block 9/1616, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEING all of Lots 1 through 4 and part of Lots 5 and 6 in the City of Dallas Block 9/1616 of Clifton Place Addition, an addition to the City of Dallas, Texas, as recorded in Volume 1 Page 438 of the Deed Records of Dallas County, Texas said tract being more particularly described as follows:

BEGINNING at a point for a corner in the northwesterly right-of-way line of Douglas Street (48 feet wide) at its intersection with the southwesterly right-of-way line of Cedar Springs Road (55 feet wide), said point being the most easterly corner of said Lot 1;

THENCE S 44° 51' 40" W along the said northwesterly line of Douglas Street, 150.00 feet to a point for a corner;

THENCE N 47° 49' 00"W, 325.00 feet to a point for a corner, said point being the common westerly corner of Lots 6 and 7 of the above referenced addition;

THENCE N 44° 51' 40" E along the common line of the above said Lots 6 and 7, 14.81 feet to a point for a corner in the southerly right-of-way line of Wycliff/Douglas Connection (60 feet wide);

THENCE S 83° 47' 29" E along the said southerly line of Wycliff/Douglas Connection, 9.90 feet to the beginning of a circular curve to the left having a radius of 599.57 feet;

THENCE Southeasterly along the said southerly line of Wycliff/Douglas Connection and with said circular curve to the left through a central angle of 13° 41' 10", an arc distance of 143.22 feet to a point for a corner, said point being in the common lot line of Lots 4 and 5 of the above said addition;

THENCE N 44° 51' 40" E along said common lot line, 32.16 feet to a point for a corner, said point being in the above referenced southwesterly line of Cedar Springs Road;

THENCE S 47° 49' 00" E along said southwesterly

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line of Cedar Springs Road, 217.00 feet to the POINT OF BEGINNING and CONTAINING 39,178 square feet or 0.8994 acres of land.

That the undersigned, Cedar Springs Partners, Ltd., a Texas Limited Partnership, 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 a 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.

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 hereby grant to the City of Dallas the right to prosecute, at law and

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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 13 day of April, 1982.

CEDAR SPRINGS PARTNERS, LTD.,
Texas Limited Partnership

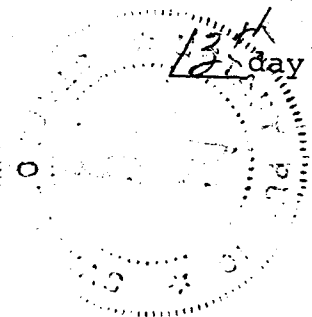
By Stanley M. Poer
Stanley M. Poer, General Partner

STATE OF TEXAS X

COUNTY OF DALLAS X

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Stanley M. Poer, 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 13th day of April, 1982.



H. Louis Nichols
Notary Public, State of Texas

H. LOUIS NICHOLS

My Notary Commission Expires:

January 31, 1985

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Approved as to form:

LEE E. HALE, COUNTY CLERK

Randy R. Knight
9/3/82

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COUNTY CLERK, Dallas County, Texas

L. E. Maddox



MAY 28 1982

RECORDS OF DALLAS COUNTY, TEXAS
I hereby certify that the instrument was filed on the date and time stamped hereon and was duly recorded in the volume and page of the records of Dallas County, Texas as recorded hereon by me.

MAY 27 AM 11:17 '82

RETURN TO
CITY OF DALLAS
CITY SECRETARY
CITY HALL
DALLAS, TEXAS 75201